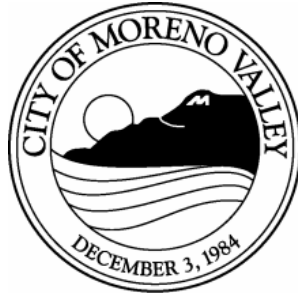

PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, February 28, 2019 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF AGENDA

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES

Planning Commission – Regular Meeting – February 14, 2019 7:00 PM

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

PUBLIC HEARING ITEMS

- 1. Case: PEN18-0065 – Tentative Tract Map 37643
PEN18-0066 – Change of Zone
PEN18-0067 – Expanded Initial Study

- Applicant: MACJONES Holdings, Inc.

- Owner: MACJONES Holdings, Inc.

- Representative: Thienes Engineering, Inc.

- Location: South side of Cottonwood Avenue at Lakeport Drive

- Case Planner: Jeff Bradshaw

- Council District: 3

- Proposal: Proposal for a Zone Change from RA-2 to R5, and Tentative Tract Map 37643 to subdivide 10 acres of vacant land into 31 single-family residential lots, located on the south side of Cottonwood Avenue at Lakeport Drive.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, March 14, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM
February 14, 2019**

CALL TO ORDER

ROLL CALL

Planning Commission:	Jeffrey Barnes	Chair	Present
	Patricia Korzec	Vice Chair	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner JoAnn Stephan.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Sims.

Vote: 7-0
 Ayes: Commissioner Baker, Sims, Stephan, Harris, DeJohnette, Vice-Chair Korzec and Chair Barnes
 Action: **Approved**

STAFF PRESENT

Martin D. Koczanowicz	City Attorney
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Claudia Manrique	Associate Planner
Julia Descoteaux	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Doug Bloom	Interim Fire Marshal
Ashley Aparicio	Planning Commission Secretary

Minutes Acceptance: Minutes of Feb 14, 2019 7:00 PM (APPROVAL OF MINUTES)

CONSENT CALENDAR

APPROVAL OF MINUTES

Planning Commission - Regular Meeting - January 24, 2019 7:00 PM

Motion to approve the minutes of January 24, 2019 was made by Commissioner Baker and seconded by Vice-Chair Korzec.

Vote: 6-0-1
 Ayes: Commissioner Baker, Stephan, Harris, DeJohnette, Vice-Chair Korzec and Chair Barnes
 Abstain: Commissioner Sims
 Action: **Approved**

PUBLIC COMMENTS PROCEDURE

Rafael Bruqueras

1. Attended a City Council Study Session and learned about the city's budget. The Chief Financial Officer informed him about how the budget is structured, how things are paid out, what brings in revenue and what sustains the city to pay our bills on time.
2. Last year we had a lot of housing built and each of those homes pays property taxes. The fees collected go to the County and State and the City only gets 1%.
3. Industrial buildings bring the big revenue and are important to Moreno Valley as we keep the majority of the revenue on these properties.
4. Going through the amendment our goal should be to enhance Moreno Valley as a desirable place in which to live, work, shop and do business. When we grow our city together, this is what occurs, to have a desirable city in which to live, work, shop and do business and we did that very well last year.
5. Thanked members for all that they do.

NON-PUBLIC HEARING ITEMS

1. 2018 General Plan Annual Progress Report
 - A. Staff recommends that the Planning Commission Approve Resolution No. 2019-10 and thereby;
 1. Certify that the General Plan Annual Report qualifies for the general rule exemption in accordance with Section 15061 (b)3 of the California Environmental Quality Act (CEQA) Guidelines: and
 2. Recommends to the City Council that the January 2018 to December 2018 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and is ready for submittal to the Office of

Planning and Research and to the Department of Housing and Community Development by April 1, 2019.

Public Comments:

Rafael Brugueras supports the item and asked that we have a Study Session so we can avoid problems like what we had in 2018.

Roy Blecker does not support the item. Stated that the City Council passed a \$1.75 million dollar budget for the General Plan in 2017 and we are sitting on our hands. We have items like the donut shop down Perris Boulevard and Cottonwood Avenue, which had problems and took five years to get approved. He came with a proposal in 2017 to the Planning Commission and City Council to put a General Plan Amendment together using the Mill Creek model to be done in a year for half the money. He states the City suffers and asked why the hillside ordinance revision that was not done. The speaker stated that Mr. Brugueras was right; the property tax split for the warehouses are put into the city budget and the housing costs the city more money. Put this out in the public as this community has suffered since December of 1984. This is why income on inflation and population adjustment has gone down 30% from 2000-2015. We cannot change the past but we can affect the future and it is part of your job to carry it out and it is not being done. Mr. Blecker recommended approval of the senior project.

Motion to accept the 2018 General Plan Annual Progress Report made by Vice-Chair Korzec and seconded by Commissioner DeJohnette.

Vote: 7-0

Ayes: Vice-Chair Korzec, Commissioner DeJohnette, Baker, Sims, Stephan, Harris, and Chair Barnes

Action: **Approved**

PUBLIC HEARING ITEMS

1. Plot Plan for a 20-unit senior apartment complex on .9 acres located on the north side of Webster Avenue west of Indian Street
 - A. Staff recommends that the Planning Commission Approve Resolution No. 2019-09 and thereby:
 1. Certify the PEN16-0066 (PA15-0031), a Plot Plan for a 20-unit senior apartment complex is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332, for In-Fill development Projects; and
 2. Approve Plot Plan PEN16-0066 (PA15-0031), based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Public Hearing Opened: 7:50 pm

Public Comments

Ray Ritchey does not oppose or support the item, he is concerned about the water main, traffic flow, and the lighting for the project location.

Rafael Brugueras supports the item but has concerns with the four disabled units, bathrooms, counter tops, whether there will be medical or security on site or if staff will be available, and whether there will be a live-in manager.

Public Hearing Closed: 7:55 pm

Motion to approve Resolution Number 2019-09 was made by Commissioner Sims and seconded by Commissioner Baker.

Vote: 7-0
Ayes: Commissioner Sims, Baker, Stephan, Harris, DeJohnette, Vice-Chair Korzec and Chair Barnes
Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion

STAFF COMMENTS

No items for discussion

PLANNING COMMISSIONER COMMENTS

No items for discussion

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 8:01 p.m.

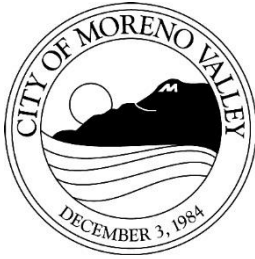
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Barnes
Chair

Minutes Acceptance: Minutes of Feb 14, 2019 7:00 PM (APPROVAL OF MINUTES)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 28, 2019

PROPOSAL FOR A ZONE CHANGE FROM RA-2 TO R5, AND TENTATIVE TRACT MAP 37643 TO SUBDIVIDE 10 ACRES OF VACANT LAND INTO 31 SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED ON THE SOUTH SIDE OF COTTONWOOD AVENUE AT LAKEPORT DRIVE

Case: PEN18-0065 – Tentative Tract Map 37643
 PEN18-0066 – Change of Zone
 PEN18-0067 – Expanded Initial Study

Applicant: MACJONES Holdings, Inc.

Owner: MACJONES Holdings, Inc.

Representative: Thienes Engineering, Inc.

Location: South side of Cottonwood Avenue at Lakeport Drive

Case Planner: Jeff Bradshaw

Council District: 3

SUMMARY

The applicant, MacJones Holdings, has submitted an application for a Zone Change from RA-2 to R5 for a vacant 10-acre site. The proposal includes an application for Tentative Tract Map 37643 to subdivide the approximately 10-acre site into 31 single-family residential home sites, and three lettered lots for water quality treatment facilities. The proposed subdivision is located along the south side of Cottonwood Avenue, approximately 700' east of Lasselle Street.

PROJECT DESCRIPTION

Background

On May 12, 2006, the Planning Commission approved a sixteen-lot subdivision with a curvilinear interior road system for the project site. That application (PA04-0115) was for Tentative Tract Map 32329. The approved tentative map had a valid map life through May 12, 2015 based on available extensions of time granted by State legislation. No additional extensions of time beyond May 12, 2015 were secured by the property owner for the project and in the absence of final recordation of the map; the map approval expired on May 12, 2015.

In February 2016, an application to subdivide the project site into sixteen single-family residential lots was submitted to the City for processing. Tentative Tract Map 37060 (PEN16-0050) was approved by the Planning Commission on October 26, 2017. The approved map design included an interior local road system with three lettered lots for water quality treatment basins.

Zone Change

The proposed zone change would replace the existing Residential Agriculture 2 (RA-2) land use district with the Residential 5 (R5) land use district. While this represents a potential doubling of permitted intensity, the proposed district is consistent with the existing General Plan land use designation of Residential 5.

The proposed 7,200 square foot minimum lot size under the Residential 5 land use district is compatible with the predominant Residential 5 land use district for surrounding properties and with the developed pattern of land uses in the surrounding area and in the area through which the project will take access. The proposed Residential 5 land use district represents a logical extension of existing development.

Tentative Tract Map

The new residential subdivision proposed under the new Tentative Tract Map 37643 will subdivide the vacant 9.4 gross acres into thirty-one (31) home sites. Each home site lot, consistent with the R5 zoning (proposed) regulations, will be at least 7,200 square feet in size. In addition to the home sites, the tract design includes three lettered lots A, B and C for water quality treatment facilities. Lot A is adjacent to home site Lot 1. Lot B is adjacent to home site Lot 23, and Lot C is adjacent to home site Lot 24. Each of the letter lots is also directly adjacent to the main north-south running local-street.

The design for the tentative tract map includes a landscaped reverse frontage parkway and a six (6) foot tall perimeter wall along the site's Cottonwood Avenue frontage at the rear of lots 1 through 6 and the north side yard of lot 31.

The proposed subdivision includes street infrastructure that will align a main north-south local street in the western portion of the project site with connections to Lakeport Drive at Cottonwood Avenue, and to Erin Drive to the south. The interior street system includes two cul-de-sac streets tied to the main north-south local street.

The project layout and design is considerate of and conforms with the adjacent existing and anticipated residential developments to the west, south and east of the project site. The grade transition along the southern and western project boundaries will be addressed with a combination of a three (3) foot tall retaining wall and five (5) foot tall perimeter fence on the property line along the rear property lines of lots 19 through 31. The grade transition along the eastern project boundary will be a 2:1 rear yard slope for lots 6, 7, 18, and the east facing edge of lot 19.

Site and Surrounding Area

The project site is located on the south side of Cottonwood Avenue at Lakeport Drive. The project site has a land use designation of Residential 5 (R5) in the City's General Plan. The project site is bounded by Cottonwood Avenue on the north. On the north side of Cottonwood Avenue the property is zoned Residential 5 (R5) and there are existing tracts of single-family homes in that area. To the west, the project site abuts properties that are zoned RA-2 and which have been developed with homes on lots of at least 20,000 square feet in size, consistent with the underlying zoning.

The southern project site boundary abuts existing R5 zoned single-family homes. The properties to the immediate east of the project site are currently vacant with a zoning designation of RA-2 and they have been subdivided to create home site lots of at least 20,000 square feet.

Access

Primary access to the project site is from Cottonwood Avenue. The primary interior north south running public street for the project will connect to Cottonwood Avenue and align with Lakeport Drive, which already exists to the north. The projects interior main street will align with existing Erin Dive to the south. Two short cul-de-sac streets that branch off the main interior north south running public street will provide access to interior lots within the tract.

Design/Landscaping

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines and Section 9.14 Land Divisions of the City's Municipal Code. The project as designed and conditioned complies with all applicable City zoning and development regulations.

Through appropriate conditions of approval applied to the project approval, the developer must create a homeowner's association (HOA) prior to recordation of the final map. The purpose of the HOA at a minimum will be to accept ownership and maintenance responsibility in perpetuity of water quality treatment facilities.

The walls and fences for this tract are conditioned to be consistent with the provisions for walls and fences within the Moreno Valley Municipal Code, maintenance

responsibility for the walls and fences shall be borne by the respective homeowner or may be included in the responsibility of the HOA at the discretion of the applicant.

Decorative block is required for all retaining walls, corner wall treatments and for the perimeter wall and pilasters required along Cottonwood Avenue. Interior partitioning for the lots will be wood or vinyl fencing or block wall at the discretion of the builder.

REVIEW PROCESS

The application for this project was submitted in April 2018. The project has been considered by all appropriate agencies within and outside of the City, as is the standard review process with these types of development applications. The project was reviewed by the Project Review Staff Committee as required by the City Municipal Code.

Upon completion of the development review process, as well as review of final drafts of the required technical studies and completion of the Initial Study / Mitigated Negative Declaration, a determination was made to schedule this project for the requisite public hearing before Planning Commission on February 28, 2019.

In accordance with zoning code section 9.02.030 Development review process, an application that is dependent on approval of a zone change or other enabling application(s) is required to be processed concurrently with the enabling application(s). Approval authority for such dependent applications is vested with the body authorized to approve the enabling application(s). As such, the Planning Commission's action on both applications will be a recommendation to the City Council, which has final approval authority for both entitlements.

ENVIRONMENTAL

The project has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines. The City prepared an Initial Study and based upon the thorough analysis of potential environmental impacts, it was determined the proposed project will not have a significant effect on the environment with the implementation of mitigation measures identified, therefore a Mitigated Negative Declaration was found to be appropriate for this project. Technical studies prepared for the project included a cultural resource assessment, a burrowing owl assessment, a MSHCP consistency assessment, a preliminary hydrology study, a geotechnical study, a trip generation comparison report and a preliminary water quality management plan. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

A Mitigation Monitoring Program has been prepared to ensure implementation of the mitigation measures (see Attachment 5).

Public notice of the availability of the Initial Study / Mitigated Negative Declaration was published in the newspaper for a 20-day public review period consistent with requirements of the CEQA Guidelines, prior to taking any final action on the determination.

NOTIFICATION

As prescribed by the City's Municipal Code, the final action on a tentative tract map for a residential subdivision requires a public hearing before the Planning Commission. The notice of the public hearing before the Planning Commission on this project was published in the local newspaper on February 8, 2019. Furthermore, public notices were sent to all property owners of record within 300 feet of the project site on February 15, 2019 and the notice of the public hearing was posted on the project site on February 15, 2019.

As of the date of report preparation, staff had received on inquiries about the project.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies and where applicable, conditions of approval have been included as an attachment to the Planning Commission Resolution for this project to address concerns from the responding agencies, including the Pechanga and Soboba Bands of Luiseno Indians.

STAFF RECOMMENDATION

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-14, and thereby **RECOMMEND** that the City Council:
1. **CERTIFY** that the Mitigated Negative Declaration prepared for Zone Change PEN18-0066 and Tentative Tract Map 37643 (PEN18-0065) on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
 2. **APPROVE** the Mitigation Monitoring Program prepared for Zone Change PEN18-0066 and Tentative Tract Map 37643 (PEN18-0065), attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-15, and thereby **RECOMMEND** that the City Council:
1. **APPROVE** Zone Change application PEN18-0066 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-16, and thereby **RECOMMEND** that the City Council:

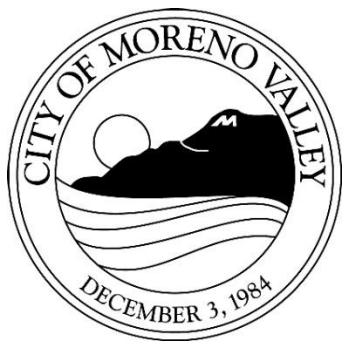
1. **APPROVE** Tentative Tract Map 37643 (PEN18-0065) based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Public Hearing Notice
2. 300 Foot Radius Map
3. Resolution 2019-14 - Mitigated Negative Declaration
4. Exhibit A to Resolution 2019-14 - Initial Study / Mitigated Negative Declaration
5. Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program
6. Resolution 2019-15 - Zone Change
7. Exhibit A to Resolution No 2019-15 - Zone Change
8. Resolution 2019-16 - TTM 37643
9. Exhibit A to Resolution 2018-16 - Conditions of Approval
10. Tentative Tract Map 37643
11. Preliminary Grading Plan
12. MSHCP Habitat Assessment Consistency Analysis
13. Phase I Arch Assessment



Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PEN18-0066 – Zone Change
PEN16-0065 – Tentative Tract Map 37643

APPLICANT: MACJONES Holdings, Inc.

OWNER: MACJONES Holdings, Inc.

REPRESENTATIVE: Thienes Engineering, Inc.

LOCATION: South side of Cottonwood Avenue at Lakeport Drive

PROPOSAL: The applicant is requesting a Zone Change from RA-2 to R5 for a 10-acre site for consistency with the property's General Plan land use designation of Residential 5. The applicant also proposes to subdivide the property into 31 single-family lots, and three lettered lots for water quality treatment facilities. The subdivision proposes to align tract roadways with Lakeport Drive to the north and Erin Drive to the south. A 16 lot subdivision (Tentative Tract Map 37060) was approved for this site by the Planning Commission on October 26, 2017.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COUNCIL DISTRICT: 3

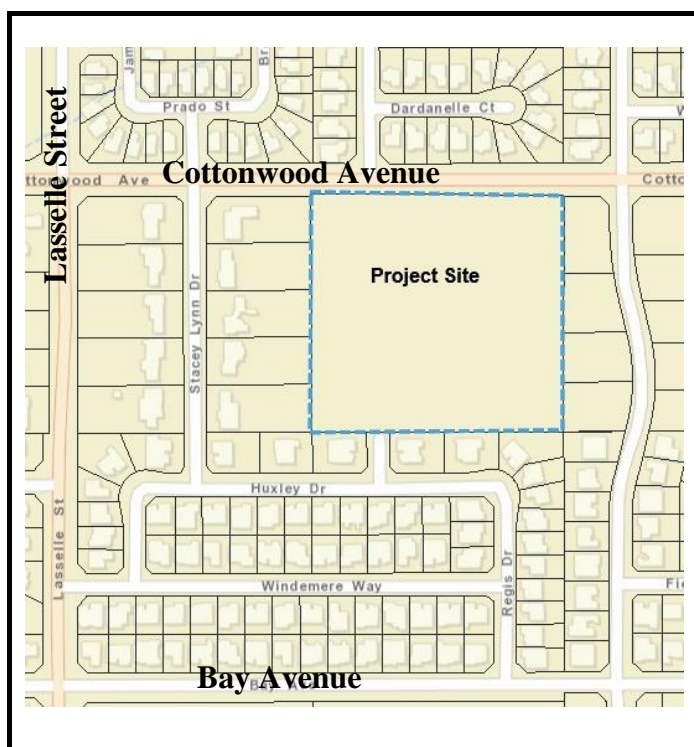
STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Fridays from 7:30 a.m. to 4:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: February 28, 2017 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

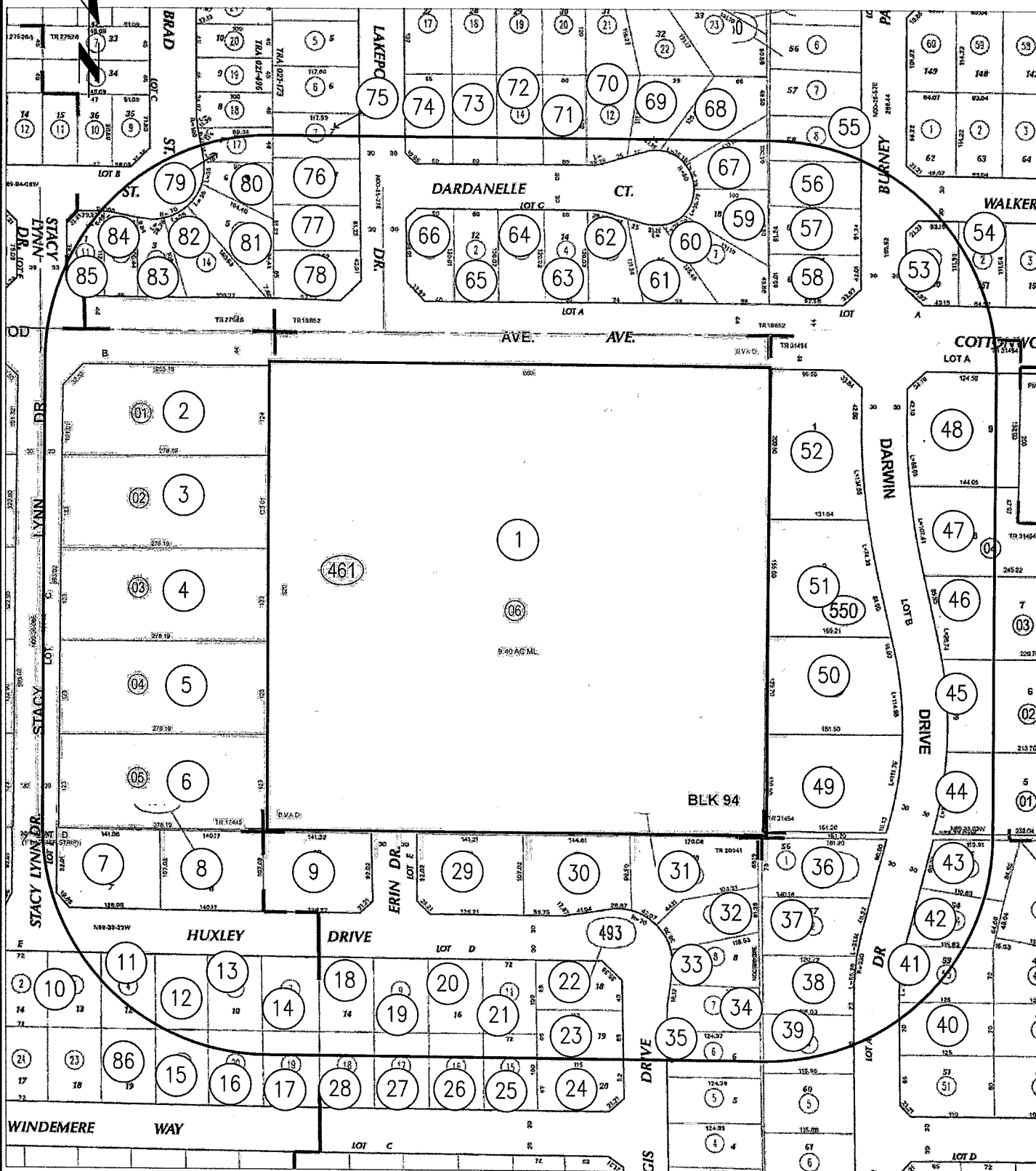
PHONE: (951) 413-3224

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

300' RADIUS MAP

COTTONWOOD AVENUE & LAKEPORT DRIVE

SHEET 1 OF 1



PLANNING COMMISSION RESOLUTION NO. 2019-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE MITIGATED NEGATIVE DECLARATION AND APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM FOR TENTATIVE TRACT MAP 37643 (PEN18-0065).

WHEREAS, the applicant, MACJONES Holdings, Inc., filed applications for Tentative Tract Map 37643 ("Project"), a Zone Change (PEN18-0066), and Expanded Environmental Review (PEN18-0067). The tentative tract map application shall not be approved unless the Final Mitigated Negative Declaration (PEN16-0163) is certified and approved and the Zone Change is approved; and

WHEREAS, the applications for the Project have been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, an Initial Study, supporting technical studies, and Mitigated Negative Declaration for the Project were prepared, consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, a 20-day public review period for the Initial Study and Mitigated Negative Declaration commenced on February 8, 2019 and concluded on February 27, 2019. The public notice for the Mitigated Negative Declaration was published in the local newspaper on February 8, 2019; and

WHEREAS, the City, in conducting its own independent analysis of the Final Mitigated Negative Declaration, determined that a Mitigated Negative Declaration is an appropriate environmental determination for the Project as there is substantial evidence that demonstrates the Project with mitigation would not result in any significant environmental impacts; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with CEQA Guidelines, and is designed to ensure compliance with the identified mitigation measures outlined in the Final Mitigated Negative Declaration through Project implementation; and

WHEREAS, The City of Moreno Valley, Community Development Department, located at 14177 Frederick Street, Moreno Valley, California 92552 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission of the City of Moreno Valley considered the Project, including all environmental documentation, at a public hearing held on February 28, 2019; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, the Planning Commission considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA), and based on the Initial Study including all supporting technical evidence, it was determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is an appropriate environmental determination for the Project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

A. This Planning Commission specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2019, including written and oral staff reports, and the record from the public hearing, this Planning Commission finds as follows:

1. Independent Judgment and Analysis - City staff prepared the Mitigated Negative Declaration/Initial Study and related technical studies prepared for Tentative Tract Map 37643. The documents were properly circulated for public review in accordance with the California Environmental Quality Act Guideline. The Mitigated Negative Declaration/Initial Study has been completed along with the Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with all mitigation through project implementation. All environmental documents that comprise the Mitigated Negative Declaration, including all technical studies were independently reviewed by the City. On the basis of the whole record, there is no substantial evidence that the Project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration prepared and completed, in accordance with the CEQA Guidelines, reflects the independent judgment and analysis of the City.

THEREFORE THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY APPROVE Resolution No. 2019-14, and RECOMMENDS that the City Council:

2
Resolution No. 2019-14
Date Approved:

1. **CERTIFY** that the Mitigated Negative Declaration prepared for Zone Change application PEN18-0066 and Tentative Tract Map 37643 (PEN18-0065) on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and the document reflects the City’s independent judgment and analysis; attached hereto as Exhibit A and

2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Tentative Tract Map 37643 (PEN18-0065), attached hereto as Exhibit B.

APPROVED AND ADOPTED this 28th day of February, 2019.

AYES:
NOES:
ABSTAIN:

Jeffrey Barnes
Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

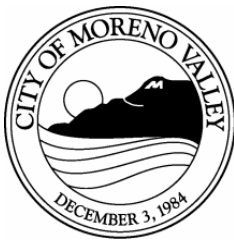
Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments

- Exhibit A: Initial Study/Mitigated Negative Deceleration
- Exhibit B: Mitigation monitoring Program

3
Resolution No. 2019-14
Date Apparoved:



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: Tentative Tract Map 37643 (PEN18-0065)
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
3. Contact Person and Phone Number: Jeff Bradshaw, Associate Planner
(951) 413-3224
4. Project Location: South side of Cottonwood Avenue at Lakeport Drive
5. Project Sponsor's Name and Address: MACJONES Holdings, LLC
2 Gondoliers Bluff
Newport Beach, CA 92657
6. Existing General Plan Designation: Residential 2 (R2)
7. Existing Zoning: Residential Agriculture 2 (RA-2)
8. Proposed Zoning: Residential 5 (R5)
9. Description of the Project:

The project propose a Zone Change from RA-2 to R5 for the 10 project and an application for Tentative Tract Map 37643 to subdivide the project site into 31 single-family lots, and three lettered lots for water quality treatment facilities. The subdivision proposes to align interior tract roadways with Lakeport Drive to the north and Erin Drive to the south.

10. Surrounding Land Uses and Setting:

The project site is located on the south side of Cottonwood Avenue at Lakeport Drive and is zoned RA-2. The project site is bounded by existing single-family tract homes in the R5 zone to the north, on the north side of Cottonwood Avenue and existing single-family tract homes in the R5 zone immediately to the south. The properties to the west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone with vacant RA-2 zoned lots to the east.

The project site is well suited for future development of single-family residences on lots with a minimum lot area of 7,200 square feet. Overall, the proposed subdivision is compatible with existing land uses and the City's General Plan and Municipal Code.

11. 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, has consultation begun?

The City received requests for consultation from the following Native American tribes and consultation has begun:

- Agua Caliente Band of Cahuilla Indians;
- Pechanga Band of Luiseno Indians; and
- Soboba Band of Luiseno Indians.

13. Other public agencies whose approval is required:

N/A.

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.

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance
	Tribal Cultural Resources				

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 mitigation measures have been adopted that will reduce all potential impacts to less than significant. 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 “potential significant impact” 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 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.	

February 7, 2019

Signature

Date

Jeff Bradshaw, Associate Planner

Printed Name

For

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 may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less 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 “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other 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 Analysis 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 analysis of each issue should identify: (a) the significance criteria or threshold 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	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?				■
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The Moreno Valley General Plan identifies scenic highways, panoramic viewsheds, and photographic viewing locations within the aesthetic resource element. The General Plan identifies no scenic roadways or panoramic viewsheds in the project vicinity. The project site is comprised of level topography with no rock outcroppings. As designed and conditioned, the proposed project will have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				■
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The project property topography is flat. Based upon site visits by staff and review of the General Plan, the subject site does not include scenic resources. There are no rock outcroppings, trees or historic buildings on site. There are no scenic highways in the area. The site has been previously disturbed through weed abatement. As designed and conditioned, the proposed project will not substantially damage scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?				■
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The project proposes a Zone Change from RA-2 to R5 for consistency with the site's exiting Residential 5 General Plan land use designation. The project also proposes Tentative Tract Map 37643 to develop the 9.4 acre site with thirty-one (31) single-family residential lots of at least 7,200 square feet each in the R5 zoning district. Development of the site will require installation of public street improvements along the south side of Cottonwood Avenue. The project has been designed and conditioned for consistency with the City's Municipal. The proposed project as designed is aesthetically compatible with adjacent single-family homes in the R5 zoning districts. As designed and conditioned, the proposed project would not significantly degrade the existing visual character or quality of the site and surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			■	
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The project would introduce some additional new light sources into the area as the project site is currently vacant. The proposed residential development would include required street lighting and exterior wall mounted lights on the residences. The project will be required to satisfy the City's light standards as referenced in Municipal Code Section 9.08.100 including the shielding of lighting and restrictions on the intensity of exterior lighting which will reduce light and glare impacts to City accepted levels on surrounding properties. Therefore, potential impacts related to substantial light or glare are less than significant and no mitigation would be required.

II. AGRICULTURE & FORESTRY 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?

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?				■
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The site is designated as 'Farmland of Local Importance' on the 2015 State Important Farmland Map. This category is described as soils that would be classified as Prime and Statewide but lack available irrigation water. The site is surrounded by land that is categorized as Urban and Built-up Land on the State Farmland Map. The project site is bounded by existing single-family tract homes in the R5 zone to the north, on the north side of Cottonwood Avenue and existing single-family tract homes in the R5 zone immediately to the south. The properties to the west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone with vacant RA-2 zoned lots to the east. There are currently no agriculturally productive activities occurring within the project boundaries. There will be no impact to farmlands as the development of this project will not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
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The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding agricultural use, or sites under Williamson Act contract within the City limits. The Municipal Code allows for agricultural uses such as crops in all zoning districts, therefore, the proposed project does not conflict with existing zoning for agricultural use, or impact sites under Williamson Act contract.

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				■
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Attachment: Exhibit A to Resolution 2019-14 - Initial Study / Mitigated Negative Declaration (3451 : Proposal to for a Zone Change from RA-2 to

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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defined by Government Code section 51104(g))?

The project site is not zoned or designated on the City’s General Plan for forest land, timberland, or timberland zoned Timberland Production. The City does not have any forest lands, or timberland as defined in the State Public Resources Code and Government Code within the City limits. Therefore, since the project will not result in impacts to forest land, timberland, or timberland zoned timberland production, no impacts would occur and no mitigation measures would be required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The project site is not forest land as defined by Public Resources Code section 1220(g). The project site does not involve the loss of forest land or the conversion of forest land to non-forest use. Therefore, since the project will not result in the loss of forest land or the conversion of forest land to non-forest use, no impacts would occur and no mitigation measures would be required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

There is no immediate surrounding or proposed agricultural use. The proposed project will not involve changes to the existing environment, which will result in the conversion of farmland to non-agricultural use, or conversion of forest land to non-forest land.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

(a and b) The Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD) in 2012 sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The proposed project is located within the boundaries of the AQMP. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from General Plan land use, population, and employment characteristics defined in consultation with local governments. Moreno Valley’s General Plan Land Use Element was considered in the preparation of the 2012 AQMP. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The proposed Zone Change did not require the preparation of Traffic study and the project as proposed would not obstruct implementation of the South Coast Air Quality Management Plan. The proposed 31 lot subdivision falls below the threshold of project size (166 lots for single-family residences) as identified in the SCAQMD Air Quality Handbook, Threshold Levels for Land Uses.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

CEQA Section 21100 (e) addresses evaluation of cumulative effects allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (i)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project’s incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards and utilizes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.

Since the proposed project is in conformance with the AQMP and the project is not significant on an individual basis according to the Daily Thresholds of Potential Significance for Air Quality, SCAQMD Air Quality Handbook, it is appropriate to conclude that the project’s incremental contribution to criteria pollutant emissions is not cumulatively considerable.

d) Expose sensitive receptors to substantial pollutant concentrations?

The nearest sensitive receptors include Moreno Elementary School located approximately 2,000 feet to the east on Cottonwood Avenue. Existing single-family homes are located immediately to the west and south with existing homes to the north on the north side of Cottonwood Avenue. Considering the direction of the prevailing winds from northwest to southeast, dispersion of potential pollutants, and the quantity of potential pollutants generated, the project will not expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

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The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

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?			■	
b) Have a substantially 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. Wildlife Service?			■	

(a and b) The site is comprised of square in shape and flat. The site has been disturbed routinely through weed abatement of the site.

Biological studies were prepared for the project site by Ruben S. Ramirez, Jr. with Cadre Environmental which include a Focused Burrowing Owl Survey (August 29, 2016) and an MSHCP Consistency Analysis (July 15, 2016). Annual weed abatement is conducted on the project site and based on recent site inspections completed by Planning staff in April 2018 and again in January 2019, there were no burrowing owls detected on the project site.

The Project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP, but is not located within the MSHCP Criteria Area. The Project site is located within the burrowing owl survey area, but is not located within the NEPSSA, CAPSSA, amphibian, or mammal survey areas. Focused burrowing owl surveys were conducted for the Project site; however, no burrowing owls or burrows with owl sign were detected onsite. In compliance with the MSHCP, pre-construction burrowing owl surveys are required prior to site disturbance.

The Project site will not impact special-status plants, but will result in the loss of actual or potential habitat for special-status animals, including potential habitat for Stephens' kangaroo rat (*Dipodomys stephensi*) [SKR]. Impacts to SKR are covered under the SKR Habitat Conservation Plan (HCP) with payment of the SKR mitigation fee. The loss of potential habitat for other special-status animals would be less than significant due to the low degree of sensitivity of the species, the disturbed nature of the site, and the lack of adjacency to native open space. The Project site does not contain jurisdictional waters, MSHCP riparian/riverine areas, or MSHCP vernal pools.

The following discussion provides project-specific mitigation/avoidance measures for actual or potential impacts to special-status resources.

Burrowing Owl

The Project site contains suitable habitat for burrowing owls; however, burrowing owls were not detected onsite during focused surveys. MSHCP Objective 6 for burrowing owls requires that pre-construction surveys prior to site grading. As such, the following measures are recommended to avoid direct impacts to burrowing owls and to ensure consistency with the MSHCP:

BR1. A 30-day burrowing owl preconstruction survey will be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey will be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the

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Lake Mathews Preserve.

BR2. Construction outside the nesting season (between September 16th and January 31st does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than fourteen (14) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

Therefore, the project as conditioned and subject to the biological resource mitigation measures listed above, will not 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 Wildlife or U. S. Fish and Wildlife Service. The project will not have a substantially 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 Wildlife or U. S. Wildlife Service.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
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The project site comprised of flat topography that has been disturbed routinely through weed abatement of the site. There are no existing trees or vegetation on the project site. The site is bounded on the north, south and west by existing residences and on the east by vacant RA-2 lots. Based upon the results of the Biological Technical reports prepared for the project, the project site does not contain jurisdictional waters, MSHCP riparian/riverine areas, or MSHCP vernal pools. Therefore, no impacts would occur to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). through direct removal, filling, hydrological interruption, or other means, and no mitigation measures would be required.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
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The project site comprised of flat topography that has been disturbed routinely through weed abatement of the site. There are no existing trees or vegetation on the project site. The site is bounded on the north, south and west by existing residences and on the east by vacant RA-2 lots. Based upon the conclusions of the Biological Technical reports prepared for this project, there is no evidence of resident or migratory fish or wildlife species was noted on the project site or the adjacent vacant parcel. Therefore, the project will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
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The project site comprised of flat topography. There are no existing trees or vegetation on the project site, therefore, the project will not conflict with a tree preservation policy or ordinance, no impacts would occur and no mitigation measures would be required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			■	
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The project site is not located within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to pay required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to impact fees to support the implementation of the Multiple Species Habitat Conservation Plan as provided for by City ordinance.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			■	
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			■	
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			■	
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(a, b and c) A Phase I Cultural Resource Assessment for the project site was prepared by Applied Earth Works, Inc. in October 2016. The cultural resources study included a record search, a Sacred Lands File search, tribal outreach, a review of historic maps and aerial photographs, an intensive survey by archaeologist Ken Moslak, and preparation of a report.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is comprised of flat topography with no rock outcroppings or other unique geologic features. Based upon inspections of the project site in March 2016 and review of a 1987 citywide survey (Archeological Research Unit, University of California Riverside), there are no known archaeological resources on the project site. There are no historical structures existing on the project site (General Plan, Figure 5.10-1, Historic Resources Inventory). There are no known historical paleontological or unique geological features on the project site (General Plan, Figures 5.10-2, Prehistoric Sites). Additionally, the City’s Final Program EIR (June 2006), Figure 5.10-3 list the project site as low potential for paleontological sensitive area based on extensive field work (Page 5.10-10).

Based on the results of a Phase I Cultural Resources Survey, prepared by Brian F. Smith and Associates on September 8, 2016, a record search of the project area and a one-mile radius from the Eastern Information Center (EIC) at University of California Riverside (UCR) indicated that 22 cultural resources had been recorded within the search radius.

The Phase I Cultural Resources Survey for the project did not identify any historic or prehistoric sites within the project site. In addition, no registered prehistoric or historic resources were recorded within the property boundaries and no previous surveys have involved portions of the current project based upon the records search results from the EIC at UCR. The cultural resources study has provided information that forms the basis for the conclusion that the planned development of Tentative Tract Map 37060 will not affect any cultural resources. No resource-specific mitigation measures are recommended as a condition of approval for this project due to the absence of identified cultural resources and the very low potential for any buried cultural resources at this location.

However, the following mitigation measures have been introduced by the City to ensure compliance with City General Plan Policies and the State Public Resources Code:

CR-1: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeologist has been retained by the Applicant 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 Monitoring Tribe(s), the Developer and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archeologist and the Monitoring Tribes(s) 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 Monitoring Tribe(s) shall make themselves available to provide the training on an as-needed basis.
- c. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist, and the applicant;
- d. The protocols and stipulations that the Developer, City, Monitoring 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.

CR-2: Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians tribal representatives (hereafter referred to as “Native American Tribal Representatives”) received a minimum of 30 days advance notice of all mass grading and trenching activities, and any monitoring agreements between the applicant and the Tribes as requested through the SB 18 process. Native American Tribal Representatives shall provide a copy of the signed agreement(s) prior to the issuance of a grading permit and the Tribal Representatives shall be notified of and allowed to attend the pre-grading meeting with the City and Project construction contractors and/or monitor all Project mass grading and trenching activities. 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

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California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-3 shall apply.
 CR-3: A treatment plan shall be prepared by the Project Archaeologist and expeditiously reviewed by the interested Native American Tribal Representatives and the City Planning Division and implemented by the Project Archaeologist to protect the identified archaeological resource(s) from damage and destruction. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be temporarily suspended 100 feet around the resource(s) until a treatment plan is implemented. The Project Archaeologist, interested Native American Tribal Representatives, and the City Planning Division shall confer regarding mitigation of the discovered resource(s).

CR-4: In the event that Native American cultural resources are discovered during the course of grading, the following procedures shall be carried out for treatment and final disposition of the discoveries:

a) The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The artifacts shall be relinquished through one or more of the following methods and evidence of such shall be provided to the City of Moreno Valley Planning Department:

- i. Accommodate the process for Preservation-In-Place /Onsite reburial of the discovered items with the consulting Native American tribes or bands, as detailed in the treatment plan prepared by the Project Archaeologist under Mitigation Measure CR-3. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
- ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79; therefore, the resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;

iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

CR-5: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground-disturbing activities and the 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."

CR-6: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

CR-7: The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments and shall be equipped to salvage fossils if 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. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.

CR-8: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries.

CR-9: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.

CR-10: 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 (36CFR61) Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the applicant to evaluate the find, and as

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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 affected Native American Tribes before any further work commences in the affected area.

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 5-days 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).

Based on the proceeding information, development of the project will not result in substantial adverse change in the significance of a historical or archaeological resource or result directly or indirectly in the destruction of a unique paleontological resource or site or unique geologic feature.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?			■	
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No known human remains have been identified at the project site. Compliance with mitigation measure CR-10 as identified in the response to checklist questions a, b, and c for Cultural Resources will also serve to prevent the disturbance of any human remains.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. There is no new information that would indicate the existence of a fault or fault tract in proximity of the site. Accordingly, there is no risk of ground rupture due to faulting at the proposed project site.

(ii) Strong seismic ground shaking?			■	
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. The nearest fault is the San Jacinto fault system, which is located about 4 miles to the northeast. The San Andreas fault system is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles, respectively, to the southwest of the site. This faulting is not considered a significant constraint to development on the site with the use of current building codes. Ground-shaking intensity could be moderately-high during a 100-year interval earthquake. Foundation designs will be reviewed to ensure incorporation of appropriate engineering recommendations to mitigate any such seismicity. There is no new information that would indicate the existence of a fault on the site.

(iii) Seismic-related ground failure, including liquefaction?			■	
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. However, ground-shaking intensity could be moderately-high during a 100-year interval earthquake. Based on available resources and the City’s General Plan, the potential for seismic related failure or liquefaction on the site is minimal based on the water table and soil conditions at the site.

(iv) Landslides?				■
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The project site is not near or adjacent to mountainside areas. Due to a lack of slopes within or nearby the project site seismically induced landslides are not anticipated to pose a danger to the project site. Development of the project will not result in impacts from landslides and no mitigation measures would be required.

(b) Result in substantial soil erosion or the loss of topsoil?			■	
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The development of the site will likely result in the reduction of erosion with the placement of buildings and landscaping on the site. During construction, there is the potential for less than significant impacts for short-term soil erosion from minimal excavation and grading. This will be addressed as part of standard construction, such as watering to reduce dust and sandbagging, if required, during raining periods.

(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?			■	
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According to the City’s environmental information, the geologic unit or soil is not known to be unstable (Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971). As designed and conditioned, the potential for the impacts resulting from a landslide, lateral spreading, subsidence, liquefaction or collapse is less than significant.

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(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			■	
According to the City's environmental information the geologic unit or soil is not known to be unstable. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to City Public Works Department. The site will not be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code. The potential for the project to create substantial risks to life or property is less than significant.				
(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?			■	
The project will operate on a sewer system that will be reviewed, approved and installed according to Eastern Municipal Water District requirements. The proposed project will not be introducing septic tanks or alternative water disposal systems.				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
Global climate change is caused by greenhouse gas (GHG) emissions throughout the world. Mitigating global climate change will require worldwide solutions. Greenhouse gases are gases emitted from the earth's surface that absorb infrared radiation in the atmosphere. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere, and therefore increase evaporation rates and temperatures on the Earth's surface. The City of Moreno Valley has adopted a Climate Action Strategy. However, at this time, there are no widely accepted thresholds of significance for determining the impact of GHG emissions from an individual project, or from a cumulative standpoint. As provided for in the CEQA Guidelines (Section 15064.4), it is necessary for the lead agency to make a good-faith effort in considering GHG emissions on a project specific basis. Based on the scope of the project and consistency of the design of Tentative Tract map 37060 with the existing General Plan land use designation of Residential 2 (R2) and the RA-2 zoning, and consistency with the City's adopted General Circulation Element and the General Plan's build out scenarios, the City has chosen to rely on a qualitative analysis. To the extent possible based on scientific and factual data available, it has been determined that this project will not result in generating greenhouse gas emissions that will either directly or indirectly have a significant impact on the environment.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	
On October 9, 2012, the Moreno Valley City Council approved an Energy Efficiency and Climate Action Strategy and related Greenhouse Gas Analysis. The proposed project does not conflict with this strategy or any other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.				
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				■
The proposed project will not involve the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.				
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?				■
The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
Moreno Elementary School is located approximately 2,000 feet to the east of the project site on Cottonwood Avenue. The project as designed and conditioned will not emit hazardous emissions or handle hazardous materials.				
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?				■
The site was checked against the list of hazardous material sites pursuant to Government Code Section 65962.5. The project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project			■	

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area?				
The nearest airport is the March Air Reserve Base located approximately four miles to the west. The distance to the runway is approximately five miles. The project site is located outside of the March Air Reserve Base/Inland Port Airport Land Use Influence Area. This project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and in an email dated April 7, 2016, it was determined that the project would not require review by ALUC. The project, as conditioned, will not result in a safety hazard for future residents.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■
There are no private airstrips within the City of Moreno Valley. The project is not within proximity of a private airstrip. Therefore, the project would not result in a safety hazard pertaining to proximity of a private airstrip.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan. The proposed project has been designed and conditioned to provide required circulation and required fire access to allow for ingress of emergency vehicles and egress of passenger vehicles. Therefore, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■
The proposed project site is not adjacent to wildlands and is not located within the Very High Fire Hazard Severity Zone. As designed and conditioned, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. In addition, the project is not located within a designated wildland area.				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			■	
Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board, a project specific Water Quality Management Plan (WQMP) is required of certain projects involving discretionary approval. This project requires a WQMP to address pollutants of concern. Site Design and Source Control best management practices (BMP) are conditioned to be used throughout the project. The project has proposed the use of bioretention facilities modified for infiltration and an infiltration trench. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The project has been conditioned to provide documentation that runoff will be treated in conformance with the "Riverside County Water Quality Management Plan for Urban Runoff" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document). Additionally, grading activities would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. The proposed project would comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board. With the approval of the storm drainage facilities by the City Engineer and Riverside County Flood Control District (RCFCD), as well as complying with all applicable storm water discharge permits, impacts would be less than significant.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
The Eastern Municipal Water District (EMWD) would provide the proposed project with potable water as opposed to utilizing individual water wells. Potable water is adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas would still provide a means for groundwater recharge. Impacts would be less than significant.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			■	
There is no streambed or river on the project site, so the project will not cause a change in the existing on-site drainage pattern that would result in substantial erosion or siltation on- or off-site. During construction of the project, there is the potential for some sediments to be discharged within the storm water system. Erosion control plans are required for projects prior to issuance of grading permits for preventing substantial erosion. The project as designed and conditioned will not change the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off			■	

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site?				
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There is no streambed or river on the project site. Historically, the project site’s storm runoff flows southwesterly towards Erin Drive. Based on the results of the Preliminary Drainage Study prepared by Thienes Engineering, Inc. in April 2018, project storm drain infrastructure will direct on-site storm runoff southwest to Erin Drive. The study demonstrates that post-construction storm flows will not exceed historic flows from the project site. The project as designed and conditioned will not cause a change in the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Therefore, project implementation would not result in modifications that could ultimately result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
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Historically, the project site’s storm runoff flows southwesterly towards Erin Drive. Based on the results of the Preliminary Drainage Study prepared by Thienes Engineering, Inc. in March 2018, project storm drain infrastructure will direct on-site storm runoff southwest to Erin Drive. The study demonstrates that post-construction storm flows will not exceed historic flows from the project site. The project proposes to construct on-site storm drain infrastructure and bioretention facilities for water quality treatment. The study demonstrates that post-construction, the project will not discharge storm water that exceeds historic capacities and will not exceed the capacity of existing or planned stormwater drainage systems.

As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. Additionally, the approved Preliminary WQMP proposes Best Management Practices for water quality treatment at both the project construction and operational stages. With the approval of the storm drainage facilities by the City Engineer and RCFCD, incorporation of conditions of approval into the project’s design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

f) Otherwise substantially degrade water quality?			■	
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The proposed project is consistent with the City’s General Plan. All storm drainage improvements would be developed to the standards of the City Engineer and the RCFCD. Additionally, the project has been designed in accordance with the City’s standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the approval the storm drainage facilities by the City Engineer and Riverside County Flood Control District, incorporation of conditions of approval into the project’s design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			■	
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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			■	
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(g and h) The proposed project site is located within Federal Emergency Management Agency Zone “X” area outside of the 100-year flood hazard area. This is an area determined to be outside of the 0.2% annual chance flood plain. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not place housing or structures within a 100-year flood hazard area. There are no mountains or steep slopes in proximity to the project site, therefore, there is no chance of mudflows from local mountains. Therefore, impacts would be less than significant. The project as designed and conditioned will not place structures which would impede or redirect flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
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The proposed project site is located within Federal Emergency Management Agency Zone “X” area outside of the 100-year flood hazard area. This is an area determined to be outside of the 0.2% annual chance flood plain. The project site is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

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j) Inundation by seiche, tsunami, or mudflow?				■
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The project site is not identified in the General Plan as a location subject to seiche, or mudflow. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. There would be no impacts resulting from inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?			■	
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The project proposes a Zone Change from RA-2 to R5 for consistency with the site's exiting Residential 5 General Plan land use designation. The project also proposes Tentative Tract Map 37643 to develop the 9.4 acre site with thirty-one (31) single-family residential lots of at least 7,200 square feet each in the R5 zoning district. The project site is located on the south side of Cottonwood Avenue at Lakeport Drive. The project site is bounded by existing single-family tract homes in the R5 zone to the north, on the north side of Cottonwood Avenue and existing single-family tract homes in the R5 zone immediately to the south. The properties to the west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone with vacant RA-2 zoned lots to the east. Since the development proposed at this location is an extension of an established land use pattern and is compatible with adjacent General Plan and Zoning districts and existing land uses, the project will not physically divide an established community and impacts would be less than significant under this category.

b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
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This project, proposes development that is an allowed use subject to approval of a Zone Change from RA-2 to R5 and to approval of Tentative Tract Map 37643. The project as designed and conditioned is consistent with the goals, objectives and policies of the site's Residential 5 General Plan Land Use designation. As designed and conditioned, and subject to implementation of mitigation measures, the project will not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project including the City's General Plan.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			■	
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The project is not within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to pay the required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to fees per City ordinance to support the implementation of the Multiple Species Habitat Conservation Plan.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
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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?				■
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(a and b) The project site is located in an urbanized area with additional development occurring in the vicinity. No active mines or mineral recovery programs are currently active within the project site or the surrounding area. Consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. No significant impacts would occur.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■	
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
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(a and b) The General Plan Environmental Impact Report (EIR) Noise Section for the City of Moreno Valley states that “The noise generated by construction is addressed by existing city regulations. It is unlawful to create noise that annoys reasonable people of normal sensitivity. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).

Although construction activities will result in a noise impact, this impact will be short-term and will cease upon completion of construction. 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. However, noise sensitive land use located adjacent to construction sites may be impacted by future construction in the planning area as a result of groundborne noise levels, noise levels that exceed existing standards, and temporary or periodic increases in the ambient noise level.

Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, the following mitigation measures have been introduced to ensure compliance with City General Plan Policies regarding noise:

N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:

- All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust.
- Mobile noise-generating equipment and machinery will be shut off when not in use;
- Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise.

N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family residences located to the east and the school to the northeast.

The proposed development as designed and conditioned is consistent with City Municipal Code development standards and the City’s design guidelines for non-residential development. It is anticipated that project traffic will operate within acceptable Levels of Service at General Plan build-out, therefore, noise levels will be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. Perceptible groundborne vibrations are typically associated with blasting operations and potentially the use of pile drivers, neither of which will be used during construction of the Proposed Project. As such, no excessive groundborne vibration would be created by the Proposed Project. A less than significant impact would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
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The proposed, as designed and conditioned, is consistent with City Municipal Code development standards and Design Guidelines for single-family residential development. Permanent noise associated with the proposed residential development includes, but are not limited to, resident and visitor vehicular traffic, routine landscape and home maintenance, and maintenance of common landscape areas. However, these noise sources would be typical of the adjacent area and therefore, the project would not introduce unique noise sources. Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, mitigation measures N-1 and N-2 as referenced under Noise checklist questions (a) and (b) have been introduced to ensure compliance with City General Plan Policies related to noise regulation. Therefore, noise levels would be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. Impacts would be less than significant as a result of the proposed project.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
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During construction, there will be the temporary impact of noise from construction equipment. The nearest sensitive receptors are Moreno Elementary School located approximately 2,000 feet to the east on Cottonwood Avenue and existing single-family homes located immediately adjacent to the west and south and to north on the north side of Cottonwood Avenue. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E). According to the Moreno Valley Municipal Code (9.10.030), all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours as described above and construction equipment is properly maintained with working mufflers. Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, mitigation measures N-1 and N-2 as referenced under Noise checklist questions (a) and (b) have been introduced to ensure compliance with City General Plan Policies related to noise regulation.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				■
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The nearest airport is the March Air Reserve Base located approximately four miles to the west. The distance to the runway is approximately five miles. The project site is located outside of the March Air Reserve Base/Inland Port Airport Land Use Influence Area. This project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and in an email dated April 7, 2016, it was determined that the project would not require review by ALUC. The project will not expose people residing or working in the project area to excessive noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				■
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There is no private airstrip within the vicinity of the site, or within the City of Moreno Valley.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
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The project proposes a Zone Change from RA-2 to R5 for consistency with the site's exiting Residential 5 General Plan land use designation. The project also proposes Tentative Tract Map 37643 to develop the 9.4 acre site with thirty-one (31) single-family residential lots of at least 7,200 square feet each in the R5 zoning district. The project site is bounded by existing single-family tract homes in the R5 zone to the north, on the north side of Cottonwood Avenue and existing single-family tract homes in the R5 zone immediately to the south. The properties to the west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone with vacant RA-2 zoned lots to the east. Moreno Elementary School is located approximately 2,000 feet to the east. The project has been conditioned to construct all required on-site and off-site public infrastructure and to participate in the payment of applicable development impact fees. The project will not induce substantial growth in an area either directly or indirectly.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
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(b and c) This property is currently vacant, and no housing is currently located there. No housing will be displaced by development of this project. The project will not displace any residents.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			■	
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The proposed project has incorporated the City's standard conditions of approval into its design. These standards specifically address concerns regarding the Fire Prevention Bureau. Standards such as providing approved fire hydrants, fire flow requirements; development impact fee programs and utilizing fire retardant materials have all been incorporated into the project's design. Insurance Services Office (ISO) ratings are given to firefighting districts in order to rank their operation level. This scale ranges from one (1) the highest possible score, to a ten (10), the worst possible score. The City of Moreno Valley currently has an ISO rating of four (4), which is considered high. With the implementation of the conditions of approval of the project pertaining to Fire Services, impacts would be less than significant

b) Police protection?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project conforms to the City’s Municipal Code and to the General Plan. Police protection to the project area is provided through the Moreno Valley Police Department. The Police Department was involved in the project review process. Conditions of approval have been included by Police Department to ensure health and safety is protected during construction. Development of the project site would increase the demand for services on the Police Department. The project will pay development impact fees related to Police Facilities. With payment of impact fees, the development of the proposed project would not overburden their service ability in continuing to provide high quality police service.

c) Schools?				■
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The City provided information about the location and design for this project to Moreno Valley Unified School District (MVUSD) for their review and consideration with no comments or response received from the school district. The development of sixteen half acre lots on the project site is consistent with the site’s General Plan Land Use designation of Residential 2. The project has been conditioned to provide proof of fee payment to the MVUSD for any required impact fees prior to issuance of building permits. Since the project is consistent with the General Plan and will be paying impact fees for each new lot, the Moreno Valley Unified School District will be able to adequately serve the students from the development, and therefore no potentially significant impact would occur.

d) Parks?				■
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The project would most likely increase the use of parks. The impact of this project on parks is anticipated to be minimal. This project will be subject to development impact fees, which shall address the impact of the proposed 31 lot subdivision to recreational parks facilities.

e) Other public facilities?			■	
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There will be an incremental increase in the demand for new or altered public services including city hall, and city yard facilities. These facilities would be needed with or without the project. This project will be subject to development impact fees, which will address the impact of the proposed 16 lot subdivision.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				■
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(a and b) The project would most likely increase the use of parks. The impact of this project on parks is anticipated to be minimal. This project will be subject to development impact fees, which shall address the impact of the proposed 16 lot subdivision to recreational facilities.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■	
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
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(a and b) The project proposes a Zone Change from RA-2 to R5 for consistency with the site’s exiting Residential 5 General Plan land use designation. The project also proposes Tentative Tract Map 37643 to develop the 9.4 acre site with thirty-one (31) single-family residential lots of at least 7,200 square feet each in the R5 zoning district. The proposed development of 31 lots in the proposed R5 zone is compatible with the site’s General Plan Land Use designation of Residential 5 and does not conflict with any City plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system. Based on the results of a Trip Generation Comparison study prepared for the project, traffic resulting from the proposed project is not anticipated to exceed General Plan build out projections for the project site. As designed and conditioned, the project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highway.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
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Attachment: Exhibit A to Resolution 2019-14 - Initial Study / Mitigated Negative Declaration (3451 : Proposal to for a Zone Change from RA-2 to

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nearest airport is the March Air Reserve Base located approximately four miles to the west. The distance to the runway is approximately five miles. The project site is located outside of the March Air Reserve Base/Inland Port Airport Land Use Influence Area. This project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and in an email dated April 7, 2016, it was determined that the project would not require review by ALUC. This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			■	
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The project has been conditioned by Public Works to complete public street improvements along the site's Cottonwood Avenue frontage. The street improvements will include but not be limited to, pavement, curb, gutter, sidewalk, streetlights, signing and striping, and dry and wet utilities. As designed, the project will not result in hazards, but will help decrease potential hazards at this location. The project is not adjacent to any potential incompatible uses.

e) Result in inadequate emergency access?			■	
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As designed and conditioned, public streets within the project will be built to the specifications of the City Engineer and Traffic Engineer, the Fire Prevention Bureau and the General Plan. This will ensure that no hazardous traffic situations would occur during construction or with completion of the project. The site will be readily accessible for emergency access.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				■
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The project as designed and conditioned will not conflict with adopted alternative transportation policies, therefore, no adverse impacts would occur.

XVII. TRIBAL CULTURAL RESOURCES. Would the project 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:

a) 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)?				■
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The Project Site does not include any historical resources, and impacts related to historic resources would not occur.

b) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		■		
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The City received requests for consultation from the Agua Caliente Band of Cahuilla Indians, the Pechanga Band of Luiseno Indians, and the Soboba Band of Luiseno Indians. The City met in consultation and/or coordinated with each of the above Native American Tribes in compliance with Assembly bill 52 to complete the consultation process. The City recognized the stated concerns from the tribes with regards to the participation of tribal monitors during construction (grading) to mitigate potential impacts to inadvertent finds of cultural resources or human remains and has agreed that such mitigation would be implemented for this project (see mitigation measures CR-1 through CR-10 under Section V. Cultural Resources).

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				■
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b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■
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(a and b) A Preliminary Water Quality Management Plan (PWQMP) was prepared by Thienes Engineering, Inc. The PWQMP identifies treatment Best Management Practices (BMP's) to address the project's pollutants of concern. The information presented in the PWQMP has been found by the City to be in general conformance with the document, "Water Quality Management Plan for the Santa Ana Region of Riverside County" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document). This project will not exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The Eastern Municipal Water District (EMWD) is the sanitary district provider for the project. The project will not exceed wastewater treatment capacity of the Moreno Water Reclamation Facility.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project as designed and conditioned will not require the construction of new storm drainage facilities or the expansion of existing facilities. Historically, the project site's storm runoff flows southwesterly towards Erin Drive. Based on the results of the Preliminary Drainage Study prepared by Thienes Engineering, Inc. in April 2018, project storm drain infrastructure will direct on-site storm runoff southwest to Erin Drive. The study demonstrates that post-construction storm flows will not exceed historic flows from the project site. The project proposes to construct on-site storm drain infrastructure and bioretention facilities for water quality treatment. The study demonstrates that post-construction, the project will not discharge storm water that exceeds historic capacities and will not exceed the capacity of existing or planned stormwater drainage systems.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				■
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The water purveyor, Eastern Municipal Water District (EMWD), prepared an Urban Water Management Plan in 2010 demonstrating that it has or will have sufficient water supplies available to serve urban development within the City of Moreno Valley. EMWD's plan was based on the City's General Plan Land Use Element. The proposed development is consistent with existing General Plan and Zoning designations. Therefore, sufficient water supplies exist to support the proposed project.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				■
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The wastewater treatment provider is EMWD. The current wastewater treatment facility has adequate capacity to serve projects within Moreno Valley that are consistent with the General Plan and EMWD has plans for major expansions of the Moreno Water Reclamation Facility to serve future needs. Source: EIR for the 2006 General Plan Update.

f)) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				■
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Waste Management provides waste hauling service to the City of Moreno Valley. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Source: EIR for the 2006 General Plan Update.

g) Comply with federal, state, and local statues and regulations related to solid waste?				■
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City policies require compliance with State and Federal regulations regarding solid waste. This project will be required to comply with the current policies regarding solid waste. (General Plan Objective 7.8 and Municipal Code Section 6.02)

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

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, 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?			■	
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There are no streambeds or riparian habitat within the project site. There were no surveyed rare plant or animal species noted on the project site. The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. There are no historic structures on the site, and there will be no impact to historic resources. The project will not eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project and cumulative impacts would be less than significant. The project as designed and conditioned would not cause substantial adverse health effects on human beings.

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 projects, and the effects of probable future projects)?		■		
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This project as conditioned and with mitigation will not create any impacts that would be considered cumulatively considerable when viewed in connection with existing land uses, other recently approved projects, and existing land use designations. It is not expected that the proposed project would result in incremental effects. The analysis in this Initial Study demonstrates that with the implementation of mitigation measures for cumulative impacts to traffic infrastructure, the proposed project's cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project proposes a Zone Change from RA-2 to R5 for consistency with the site's exiting Residential 5 General Plan land use designation. The project also proposes Tentative Tract Map 37643 to develop the 9.4 acre site with thirty-one (31) single-family residential lots of at least 7,200 square feet each in the R5 zoning district. The project as designed and conditioned and with mitigation will not cause substantial adverse effects on human beings, either directly or indirectly for the reasons described in this checklist/initial study.

List of Key Documents and Resources:

- City of Moreno Valley General Plan, adopted by City Council on July 11, 2006
- City of Moreno Valley Municipal Code, adopted by City Council in 1997
- Preliminary Water Quality Management Plan prepared by Thienes Engineering, Inc., dated March 2018
- Focused Burrowing Owl Survey prepared by Cadre Environmental, dated August 29, 2016
- General MSHCP Habitat Assessment/Consistency Analysis, prepared by Cadre Environmental, dated July 15, 2016
- Riverside County Integrated Project Long Report, Riverside County Transportation and Land Management Agency,
- Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971
- Urban Water Management Plan, Eastern Municipal Water District, 2010
- State Important Farmland Map, 2015, <http://maps.conservation.ca.gov/ciff/ciff.html>
- Air Quality Management Plan (AQMP), South Coast Air Quality Management Board, 2012
- Cultural Resources Inventory, Archeological Research Unit, University of California, Riverside), October 1987
- Phase I Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc., dated September 8, 2016
- March Air Reserve Base /Inland Port Airport Land Use Compatibility Plan, Riverside County Airport Land Use Commission, adopted November 13, 2014
- Preliminary Drainage Study, prepared by Thienes Engineering, Inc., dated April 2018
- Flood Insurance Rate Map, Federal Emergency Management Agency, Map Number 06065C765G, August 28, 2008
- State Wildland Fires Map
- Riverside County Airport Land Use Commission – email dated April 7, 2016

**The above documents and studies are incorporated by reference and available in the case file for Expanded Initial Study PEN18-0067 and the Community Development Department – Planning Division or Public Works Department – Land Development Division.

Tentative Tract Map 37643 – Mitigation Monitoring and Reporting Program

Application PEN18-0065

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the Mitigated Negative Declaration (MND) for Tentative Tract Map 37643 (PEN18-0065). The program has been prepared in compliance with State law and the MND prepared for the project.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures places on a project to mitigated or avoid adverse effects on the environment (Public Resources Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures are records will be developed and incorporated into the program.

Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Moreno Valley is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project. In this regards, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Mitigation Monitoring and Reporting Program Checklist

Project: Tentative Tract Map 37643 (PEN18-0065)

Applicant: MACJONES Holdings, Inc.

Date: February 28, 2019

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Biological Resources						
BR1. A 30-day burrowing owl preconstruction survey will be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey will be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley prior to any permit or approval for ground disturbing activities. If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.	City of Moreno Valley Planning Division	Ongoing during grading plan check	Prior to Issuance of a grading permit	Review of and approval of pre-construction survey		Withhold Grading Permit
BR2. Construction outside the nesting season (between September 16th and January 31st does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than fourteen (14) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.	City of Moreno Valley Planning Division	Ongoing during grading plan check	Prior to Issuance of a grading permit	Review of and approval of pre-construction survey		Withhold Grading Permit

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>CR-1: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeologist has been retained by the Applicant 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 Monitoring Tribe(s), the Developer and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. 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 Monitoring Tribes(s) 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 	<p>City of Moreno Valley Land Development Division and Planning Division</p>	<p>Once prior to Grading and during grading and construction operations.</p>	<p>Prior to issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection</p>		<p>Withhold Grading Permit or Issuance of a Stop Work Order</p>

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures						
<p>c. 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 Monitoring Tribe(s) shall make themselves available to provide the training on an as-needed basis.</p> <p>d. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist, and the applicant;</p> <p>The protocols and stipulations that the Developer, City, Monitoring 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 Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>CR-2: Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians tribal representatives (hereafter referred to as “Native American Tribal Representatives”) received a minimum of 30 days advance notice of all mass grading and trenching activities, and any monitoring agreements between the applicant and the Tribes as requested through the SB 18 process. Native American Tribal Representatives shall provide a copy of the signed agreement(s) prior to the issuance of a grading permit and the Tribal Representatives shall be notified of and allowed to attend the pre-grading meeting with the City and Project construction contractors and/or monitor all Project mass grading and trenching activities. 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</p>	<p>City of Moreno Valley Land Development Division and Planning Division</p>	<p>Once prior to Grading and during grading and construction operations.</p>	<p>Prior to issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection</p>		<p>Withhold Grading Permit or Issuance of a Stop Work Order</p>

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
21083.2. If the resource is significant, Mitigation Measure CR-3 shall apply.						
CR-3: A treatment plan shall be prepared by the Project Archaeologist and expeditiously reviewed by the interested Native American Tribal Representatives and the City Planning Division and implemented by the Project Archaeologist to protect the identified archaeological resource(s) from damage and destruction. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be temporarily suspended 100 feet around the resource(s) until a treatment plan is implemented. The Project Archaeologist, interested Native American Tribal Representatives, and the City Planning Division shall confer regarding mitigation of the discovered resource(s).	Project Applicant / Landowner; Project Construction Contractor; Project Archaeologist	City of Moreno Valley Planning Division	During grading operations	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
CR-4: In the event that Native American cultural resources are discovered during the course of grading, the following procedures shall be carried out for treatment and final disposition of the discoveries: a) The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The artifacts shall be relinquished through one or more of the following methods and evidence of such shall be provided to the City of Moreno Valley Planning Department: i. Accommodate the process for	Landowner; Project Archaeologist	City of Moreno Valley Planning Division	In the event that Native American cultural resources are discovered during grading operations	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>Preservation-In-Place /Onsite reburial of the discovered items with the consulting Native American tribes or bands, as detailed in the treatment plan prepared by the Project Archaeologist under Mitigation Measure MM 4.5-3. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79; therefore, the resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science</p>						

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
Center by default.						
<p>CR-5: Prior to grading permit issuance, 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>	Project Applicant	City of Moreno Valley Planning Division	Prior to grading permit issuance.	Review of grading plans		Withhold Grading Permit or Issuance of a Stop Work Order
<p>CR-6: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p>	Project Applicant; Project Paleontologist	City of Moreno Valley Planning Division	Prior to issuance of grading permit	Review of construction documents		Withhold Grading Permit or Issuance of a Stop Work Order
<p>CR-7: The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments and shall be equipped to salvage fossils if 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. The paleontological monitor shall be</p>	Project Paleontologist	City of Moreno Valley Planning Division	On-going during construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.						
CR-8: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries.	Project Paleontologist	City of Moreno Valley Planning Division	Prior to grading permit final inspection.	Review of treatment plan referenced in CR-3.		Withhold Grading Permit or Issuance of a Stop Work Order
CR-9: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.	Project Paleontologist	City of Moreno Valley Planning Division	Prior to building final.	Review of final report referenced in CR-9.		Withhold building final.
CR-10: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must	Project Applicant; Project Paleontologist	City of Moreno Valley Planning	Prior to and during grading.	Review of construction documents and on-site		Withhold Grading Permit or Issuance of a

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61) Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the applicant 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 affected Native American Tribes before any further work commences in the affected area.</p> <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 5-days 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>		Division		inspection		Stop Work Order

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Noise						
<p>N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:</p> <ul style="list-style-type: none"> • All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust. • Mobile noise-generating equipment and machinery will be shut off when not in use; • Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise 	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
<p>N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family residences located to the east and the school to the northeast.</p>	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2019-14 - Mitigation Monitoring Program (3451 : Proposal to for a

PLANNING COMMISSION RESOLUTION NO. 2019-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE APPLICATION NO. PEN18-0066: AN AMENDMENT TO THE OFFICIAL ZONING ATLAS, CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL AGRICULTURE 2 (RA-2) TO RESIDENTIAL 5 (R5) FOR APPROXIMATELY 10 ACRES LOCATED ON THE SOUTH SIDE OF COTTONWOOD AVENUE AT LAKEPORT DRIVE

WHEREAS, the applicant, MACJONES Holdings, Inc., filed Application No. PEN18-0066, requesting an amendment to Page 86 of the Official Zoning Atlas to the zoning classification for certain property, as described in the title of this resolution and the attached Exhibit A; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, the proposed application for the Zone Change has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis; and

WHEREAS, on February 28, 2019, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

NOW, THEREFORE, BE IT RESOLVED, it is hereby found and determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1
Resolution No. 2019-15
Date Approved:

1. Conformance with General Plan Policies – The proposed Change of Zone is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The applicant proposes to change the zone for the project site from RA-2 to R5 for development of 31 single family residential lots on the approximately 10 acre site.

The project site has a General Plan land use designation of Residential 5, which is consistent with the land use designations of surrounding properties. The project site is bounded by existing single-family tract homes in the R5 zone to the north on the north side of Cottonwood Avenue and immediately to the south. The properties to the east and west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone.

General Plan Policy 2.2.7, which states that the primary purpose of areas designated *Residential 5* is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre.

With approval of the requested Zone Change, the project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan for single family residential land uses and will promote development of the undeveloped portion of the project site.

2. Conformance with the Zoning Regulations – The proposed zone change is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: The proposed Zone Change from RA-2 to R5 would change the land use for 10 acres located on the south side of Cottonwood Avenue at Lakeport Drive.

With the adoption of the proposed Zone Change, the project would be consistent with the purposes and intent of Title 9.

3. Health, Safety and Welfare – The proposal will not be detrimental to the public health, safety or welfare.

FACT: The proposed Zone Change is a legislative action and will not result in any direct physical impacts; therefore, the action itself could not be detrimental to the public health, safety or welfare.

The change in land use designations for the project site vacant will allow for development of 31 single family residential lots that are consistent with the General Plan, zoning, and public health safety and welfare.

An Initial Study was prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). which concluded that the Zone Change will not result in significant impacts.

There is no evidence that the proposed project will have a significant impact on public health or be materially injurious to surrounding properties of the environment as a whole.

BE IT FURTHER RESOLVED that the Planning Commission HEREBY APPROVES Resolution No. 2019-15, and RECOMMENDS that the City Council:

- 1. APPROVE Change of Zone Application No. PEN18-0066, based on the findings contained in this resolution and the Zoning Map attached hereto as Exhibit A.

APPROVED this 28th day of February, 2019.

AYES:
NOES:
ABSTAIN:

Jeffrey Barnes
Chair, Planning Commission

ATTEST:

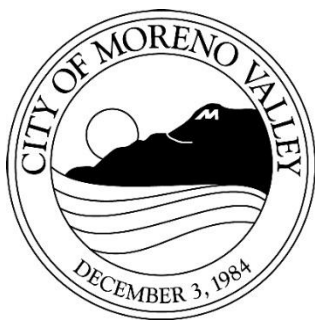
APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments

Exhibit A: Zone Change Map



ZONE CHANGE
Application No. PEN18-0066
Resolution No. 2019-15



PLANNING COMMISSION RESOLUTION NO. 2019-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP 37643 (PEN18-0065) TO SUBDIVIDE APPROXIMATELY 10 ACRES INTO 31 SINGLE FAMILY RESIDENTIAL LOTS AND THREE LETTERED LOTS FOR WATER QUALITY TREATMENT FACILITIES, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF COTTONWOOD AVENUE AT LAKEPORT DRIVE

WHEREAS, MACJONES Holdings, Inc., has filed an application for the approval of Tentative Tract Map 37643 (application PEN18-0065), a proposal to subdivide the 9.4 acres located within Assessor's Parcel Number 487-461-006 into 31, subject to approval of a Zone Change from RA-2 to R5 and as described in the title of this Resolution;

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on February 8, 2019. Public notice was sent to all property owners of record within 300 feet of the project site on February 15, 2019. The public hearing notice for this project was also posted on the project site on February 15, 2019;

WHEREAS, on February 28, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, pursuant to Government Code Section 66020(d)(1), NOTICE IS HEREBY GIVEN that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

1
Resolution No. 2019-16
Date Approved:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2019, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That the proposed map is consistent with applicable general and specific plans and the zoning ordinance;

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a Residential land use designation that would allow for development of single family residences consistent with this objective.

The project site is located on the south side of Cottonwood Avenue at Lakeport Drive and has a Residential 5 General Plan land use designation and is currently zoned RA-2. In a related application, the developer proposes to change the zone from RA-2 to R5. The project site is bounded by existing single-family tract homes in the R5 zone to the north on the north side of Cottonwood Avenue and immediately to the south. The properties to the east and west have been developed with homes on lots of at least 20,000 square feet in the RA-2 zone.

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines and Section 9.14 Land Divisions of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a residential land

use designation that would allow for development of single family residences consistent with this objective.

The project as designed is consistent with City General Plan Policy 2.2.7, which states that the primary purpose of areas designated *Residential 5* is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre. The project proposes a density of 3.3 dwelling units per acre which is consistent with the site's proposed R5 zoning.

The subdivision as designed and conditioned is consistent with existing goals, objectives, policies and programs of the General Plan.

3. That the site is physically suitable for the type of development;

FACT: The project site is located on the south side of Cottonwood Avenue at Lakeport Drive. The project site is square in shape with level topography with existing development at all four property lines. Overall, the project site is well suited for the proposed subdivision.

4. That the site of the proposed land division is physically suitable for the proposed density of the development;

FACT: The project site is square in shape and is comprised of level topography. The tentative tract map is designed in accordance with the provisions of the City's Municipal Code Section 9.14 Land Divisions. The project site is physically suitable for the proposed density of the development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

FACT: The project site is bounded on all sides by existing single-family development. There are no existing trees, streambeds, drainage features or riparian vegetation on the project site. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report and review of the MSHCP Plan, there are no identified candidate, sensitive or special status species associated with the project site. An Initial Study and Mitigated Negative Declaration have been prepared for the project concluding that with the implementation of mitigation measures, project impacts are reduced to a less than significant impact. Therefore, the tentative tract map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

FACT: As conditioned, the proposed parcel map would not cause serious public health problems. The Eastern Municipal Water District will provide water and sewer services to the project site. There are no known hazardous conditions associated with the property, the design of the land division or the type of improvements.

The proposed tract map as designed and conditioned will not result in unacceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Goal 9.6.1. The project site is located within approximately 1,900 feet of Fire Station #99 which is consistent with General Plan Goal 9.6.2 which requires emergency services that are adequate to meet minor emergency and major catastrophic situations.

The proposed tract map will not result in a development that would be inconsistent with General Plan Objective 6.1 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects or General Plan Objective 6.2 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

The tract map has been designed consistently with the City's Municipal Code Section 9.14 Land Divisions and meets all City requirements related to subdividing a property.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;

FACT: The tentative tract map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements.

8. That the proposed land division and the associated design and improvements are not consistent with applicable ordinances of the city.

FACT: The land division proposed by Tentative Tract Map 37643 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The subdivision as designed and conditioned is consistent with applicable ordinances of the city.

9. That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965.

FACT: The project site has been disturbed in the past through weed abatement and is not currently in agricultural use, or under Williamson Act control. There are no existing surrounding agricultural use, or sites under Williamson Act contract within the City limits.

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN18-0065, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and

any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission HEREBY APPROVES Resolution No. 2019-16 and thereby RECOMMENDS that the City Council:

1. APPROVE Tentative Tract Map 37643 (application PEN18-0065) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED AND ADOPTED this 28th day of February, 2019.

AYES:
NOES:
ABSTAIN:

Jeffrey Barnes
Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments:

Exhibit A: Tentative Tract Map No. 37643

6
Resolution No. 2019-16
Date Approved:

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Tract Map (PEN18-0065)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. Tentative Tract Map No. 37643 is approved to subdivide the 9.4 acres of Assessor's Parcel Number 487-461-006 into thirty-one (31) lots for development purposes and three lettered lots for water quality treatment facilities in the R5 zone.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
5. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.
6. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.

Special Conditions

7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
8. Prior to grading plan approval, Basin fencing shall include wrought iron fencing with pilasters
9. Prior to building final, a basin maintained by an HOA or other private entity,

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 2

- landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity with documentation provided to the Planning Division.
10. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
 11. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
 12. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
 13. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
 14. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
 15. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)
 16. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
 17. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be submitted to and approved by the Planning Division for the sides and/or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 3

18. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
19. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.
20. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
21. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)
22. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division to include a six (6) foot high solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall along the all tract perimeters.
23. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
24. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
25. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
26. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 4

conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following: The name and address of the development and the developer's name and address to include a 24-hour emergency phone number.

27. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 37643.
28. Prior to approval of a precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the City's Municipal Code Landscape Requirements, and include required street trees.
29. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
30. Prior to building final, slope landscape and irrigation shall be installed, certified by the Landscape Architect with documentation provided to the Planning Division with an inspection performed and approved by the Planning Division. Landscaping on lots not yet having dwelling units shall be maintained by the developer weed and disease free. (MC 9.03.040)
31. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
 - a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of common areas used for water quality treatment and parkway landscape. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
- b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 5

private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.

c. Maintenance of any and all common facilities.

32. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
33. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
- A. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
 - B. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).
 - C. A six (6) foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park.
 - D. Decorative open iron or steel fencing with pilasters is required adjacent to open space areas and view lots. (View lots are defined as lots where there is more than 15 foot difference in pad elevation.)

34. The following Mitigation Measures apply to this project:

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;

CONDITIONS OF APPROVAL

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- 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 Pr
35. Prior to the issuance of a grading permit, the City of Moreno Valley shall secure agreements with the Soboba Band of Luiseño Indians and Pechanga Band of Luiseño Indians for tribal monitoring. The City 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. (only applicable if tribes require monitoring)
36. 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. Onsite 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

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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. 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.

37. 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."

38. 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.
39. 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).
40. N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:
- All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust.
 - Mobile noise-generating equipment and machinery will be shut off when not in use;
 - Construction vehicles assessing the site will be required to use the shortest

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possible route to and from local freeways, provided the routes do not expose additional receptors to noise.

41. N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family residences located to the east and the school to the northeast.
42. BR1. A 30-day burrowing owl preconstruction survey will be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey will be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.

43. BR2. Construction outside the nesting season (between September 16th and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than fourteen (14) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

COMMUNITY DEVELOPMENT DEPARTMENT**Building Division**

44. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
45. Contact the Building Safety Division for permit application submittal requirements.
46. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to

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- four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).
47. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
 48. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
 49. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
 50. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
 51. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
 52. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
 53. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT**Fire Prevention Bureau**

54. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
55. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective

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- Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
56. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
 57. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[I])
 58. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).
 59. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 60. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 61. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
 - a. Be signed by a registered civil engineer or a certified fire protection engineer;
 - b. Contain a Fire Prevention Bureau approval signature block; and
 - c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system,

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including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT**Moreno Valley Utility**

62. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
63. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and/or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system”, to and through the development, along with any appurtenant real property easements, as determined by the City Engineer necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

The City, or the City’s designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled distribution system.

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64. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
65. This project is subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.

PUBLIC WORKS DEPARTMENT**Land Development**

66. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
67. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
68. The final approved conditions of approval (COAs) and any applicable Mitigation Measures issued by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
69. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

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- (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
70. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
71. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
72. For single family residential subdivisions, all lots shall drain toward the street unless otherwise approved by the City Engineer. Residential lot drainage to the street shall be by side yard swales, and must be directed to a driveway or drainage devices located outside the right-of-way in accordance with City Standard MVSI-154-0. No cross-lot or over the sidewalk drainage shall be allowed.
73. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
- a. Final (Tract) Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Public improvement plan (e.g., street/storm drain w/ striping, sewer/water, etc.) (prior to encroachment permit issuance);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Legal documents (e.g., easement(s), dedication(s), lot line adjustment, vacation, etc.) (prior to building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
74. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development

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shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA). The Homeowner's Association shall enter into an agreement with the City for basin maintenance.

Prior to Grading Plan Approval

75. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
76. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - Describes the mechanism for funding the long-term operation and maintenance of the BMPs.
- A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.
77. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

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- b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
- c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
- d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
78. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
79. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
80. The developer shall pay all remaining plan check fees.
81. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
82. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.
83. Landscape & Irrigation plans (prepared by a registered/licensed civil engineer) for water quality BMPs shall be submitted for review and approved by the City Engineer per the current submittal requirements, if applicable.

Prior to Grading Permit

84. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
85. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to

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the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]

86. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
87. Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
88. Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
89. The developer shall pay all applicable inspection fees.

Prior to Map Approval

90. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
91. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
92. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
93. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
94. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
 - a. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee by the HOA.
 - b. Dedicate a maintenance easement to the City of Moreno Valley.

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- c. Execute a maintenance agreement between the City of Moreno Valley and the HOA, which shall be approved by City Council.
 - d. Provide a certificate of insurance per the terms of the maintenance agreement.
 - e. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
 - f. Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
95. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
96. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
97. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

Prior to Improvement Plan Approval

98. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
99. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
100. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.

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101. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
102. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
103. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
104. Any missing or deficient existing improvements along Cottonwood Ave shall be constructed. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
105. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
106. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

107. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
108. All applicable inspection fees shall be paid.

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109. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

110. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
111. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
112. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

113. All outstanding fees shall be paid.
114. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
115. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
116. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site.

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[MC 9.14.130]

f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

117. For residential subdivisions, punch list work for improvements and capping of streets shall be completed and approved for acceptance by the City Engineer.
118. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.

Special Districts Division

119. The Developer, or the Developer's successors or assignees shall be responsible for all parkway landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
120. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways are due prior to the required pre-construction meeting. (MC 3.32.040)
121. Plans for parkway landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
122. In the event the City of Moreno Valley determines that funds authorized by any Proposition 218 mail ballot proceeding are insufficient to meet the costs for parkway landscape maintenance and utility charges, the City shall have the right, at its option, to terminate the grant of any or all parkway landscape maintenance easements. This power of termination, should it be exercised, shall be exercised in the manner provided by law to quit claim and abandon the property so conveyed to the District, and to revert to the Developer or the Developer's successors in interest, all rights, title, and interest in said parkway, slope, and/or open space areas,

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 21

including but not limited to responsibility for perpetual maintenance of said areas.

123. Plan check fees for review of parkway landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
124. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
125. Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
126. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

Prior to Building Permit

127. Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
128. Parkway landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of 25% (or 8) of the dwelling permits for this tract or 12 months from the issuance of the first dwelling permit, whichever comes first. In cases where a phasing plan is submitted, the actual percentage of dwelling permits issued prior to the completion of the landscaping shall be subject to the review of the construction phasing plan.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 22

129. For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final parkway landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.
130. This project has been identified to potentially be included in the formation of a Map Act Area of Benefit Special District for the construction of major thoroughfares and/or freeway improvements. The property owner(s) shall participate in such District and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but will retain the right to object any eventual assessment that is not equitable should the financial burden of the assessment not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a 90 day process in compliance with the provisions of Article 13C of the California Constitution. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100).

Prior to Map Approval

131. This project is conditioned to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 23

time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit for the project.

132. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

b. Landscape Maintenance Services for parkway landscaping.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance of the landscaped area. The Developer shall satisfy this condition with one of the options below.

i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit for this project and prior to acceptance of any improvements.

133. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trail systems. The Developer shall satisfy this condition with one of the options below.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

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a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs of the special election process and formation, if any; or

b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first building permit for this project.

134. Easements for reverse frontage parkway and slope landscape areas abutting Cottonwood Ave. shall be 6 ft. or to top of parkway facing slope or to face of perimeter tract wall, whichever is greater. Easements shall be dedicated to the City of Moreno Valley for landscape maintenance purposes, and shall be depicted on the final map, and an offer of their dedication made thereon.
135. This project has been identified to be included in the formation of a Community Facilities District for Public Safety services including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
136. Residential (R) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, systems evaluation and enhancements of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated storm water regulations, a funding source needs to be established.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

Page 25

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to City Council action authorizing recordation of the final map for the development and to participate in a special election process. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

Prior to Building Final or Occupancy

137. Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

Transportation Engineering Division

138. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
139. All driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines and City Standard Plan No. MVSI-111A-0 for residential driveway approaches. Lot 31 driveway shall meet or exceed the 100-foot minimum spacing requirement from Cottonwood Avenue/Erin Drive intersection.
140. Cottonwood Avenue is classified as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-1. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this roadway.
141. Erin Drive is classified as a Local Street (56'RW/36'CC) per City Standard Plan No. MVSI-107A-0. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this roadway.
142. Prior to final approval of the landscape plans and construction plans for any type of fencing, the project plans shall demonstrate that sight distance at the project driveway conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fence and monument signing shall not be located in an area that obstructs the drivers' line-of-sight.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0065)

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- 143. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets along the project frontages.
- 144. Prior to issuance of an encroachment permit for work within the public right-of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic Engineer shall be approved by the City Engineer.
- 145. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

Prior to Building Final or Occupancy

- 146. Prior to issuance of Certificate of Occupancy, all signing and striping shall be installed per current City Standards and the approved plans.

PARKS & COMMUNITY SERVICES DEPARTMENT

- 147. This project is subject to current Development Impact Fees.
- 148. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.
- 149. This project is subject to current Quimby Fees.
- 150. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

PREPARED FOR:

MACJONES HOLDINGS, LLC
2 GONDOLIERS BLUFF
NEWPORT COAST, CA 92657
PHONE: (949) 244-1363

OWNER:

MACJONES HOLDINGS, LLC
2 GONDOLIERS BLUFF
NEWPORT COAST, CA 92657
PHONE: (949) 244-1363

TENTATIVE TRACT NO. 37643

ASSESSORS PARCEL NUMBER: 487-461-006
REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
"COTTONWOOD RESIDENTIAL SUBDIVISION"

VICINITY MAP
NOT TO SCALE

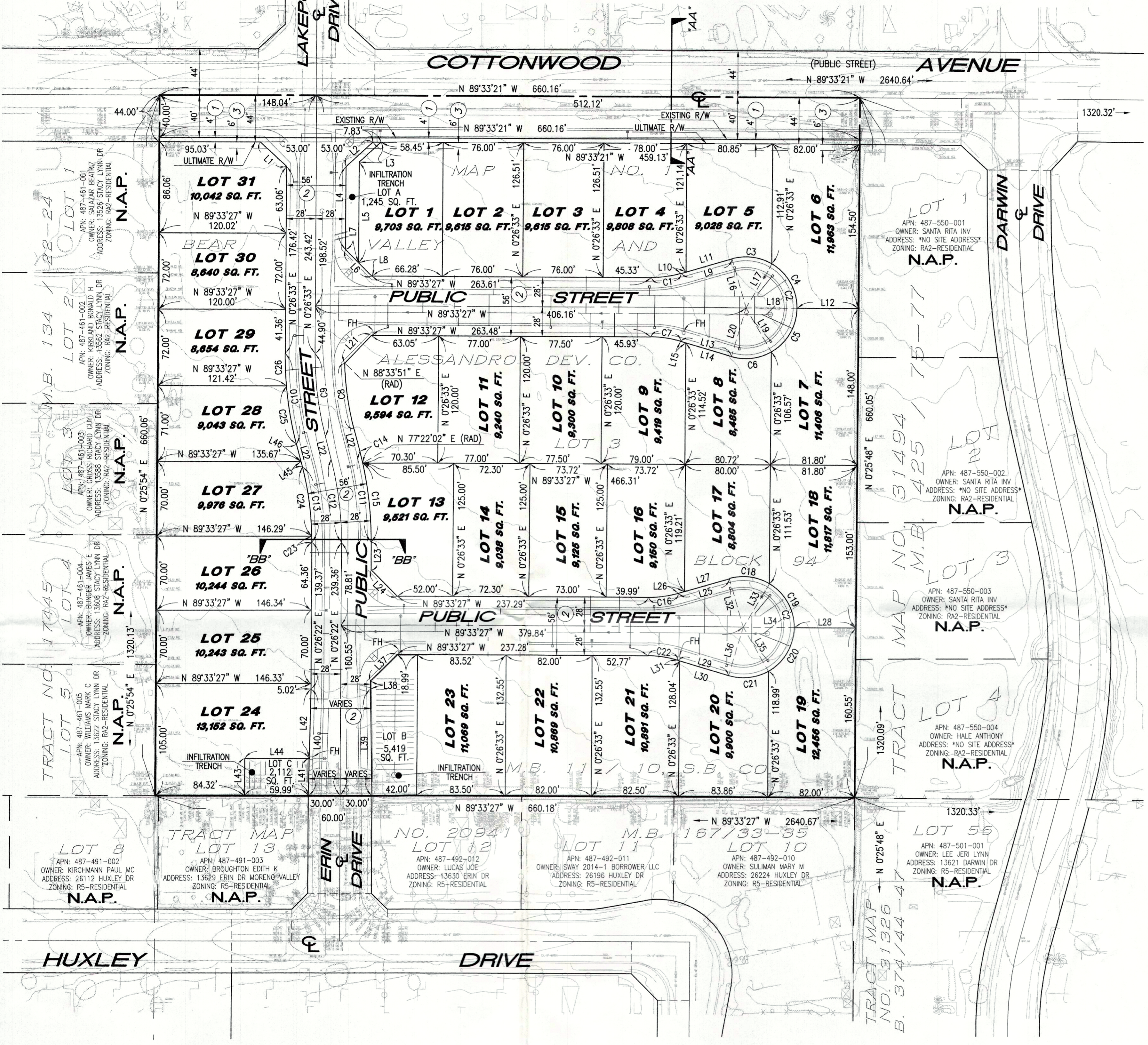
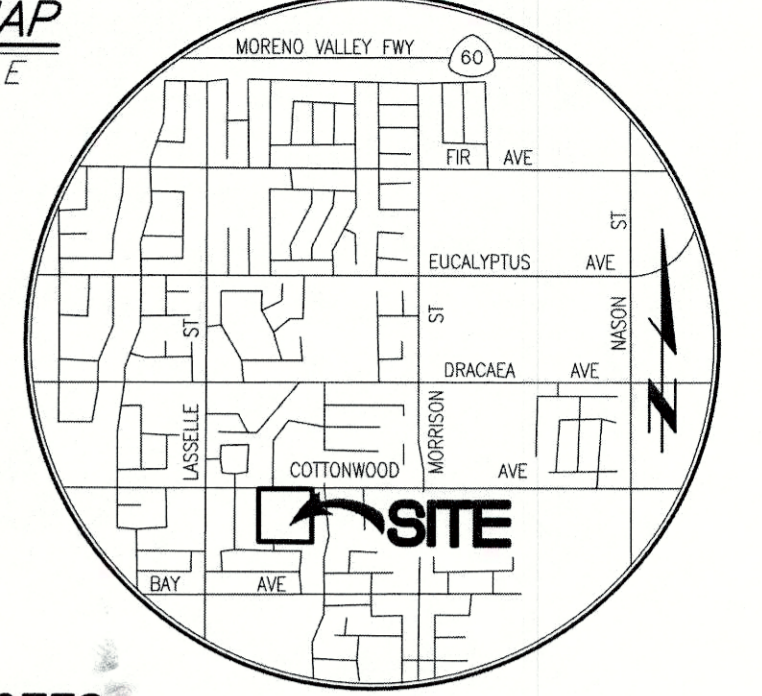


Table with columns for LINE #, BEARING, LENGTH, CURVE #, DELTA, RADIUS, and LENGTH. It lists 23 line segments with their respective bearings and lengths.

UTILITY PURVEYORS:

CABLE: TIME WARNER COMM. - ONTARIO
EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON - HEMET
WATER: EASTERN MUNICIPAL WATER DISTRICT

SURVEYOR'S NOTES:

- 1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: MACJONES HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2. PROJECT ADDRESSES: COTTONWOOD AVENUE AT LAKEPORT DRIVE MORENO VALLEY, CALIFORNIA
3. ASSESSOR'S PARCEL NUMBER: 487-461-006
4. PARCEL AREAS: SEE AREA SUMMARY
5. ZONING INFORMATION: THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF MORENO VALLEY DEPARTMENT OF ENGINEERING & MAPPING...

BENCHMARK:

RIVERSIDE COUNTY BENCHMARK NO. "M-76"
A BRASS DISK IN CONCRETE POST, STAMPED M-76 RESET, MARK IS SET ON SOUTHWEST CORNER OF COTTONWOOD AVENUE AND PERRIS BOULEVARD 62.5 FEET WEST OF PERRIS BOULEVARD 64 FEET SOUTH OF COTTONWOOD AVENUE...

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "MLFP" AND "P584" AS SHOWN HEREON (BASIS OF BEARINGS: N 84°41'07.3949" W). ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 3 IN BLOCK 94 OF MAP NO. 1 OF BEAR VALLEY ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXISTING EASEMENTS:

- 3. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, RECORDED NOVEMBER 12, 1969 AS INSTRUMENT NO. 115832 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE OVER SAID LAND AND OTHER LANDS)

PROPOSED EASEMENTS:

- 1. 4' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES ALONG COTTONWOOD AVENUE TO THE CITY OF MORENO VALLEY DEDICATED HEREON.
2. 56' TO 60' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF MORENO VALLEY.
3. 6' WIDE EASEMENT FOR LANDSCAPE PURPOSES TO THE CITY OF MORENO VALLEY.

NOTE:

1498 INDICATES EXISTING CONTOUR

ABBREVIATIONS:

Table of abbreviations including A.C. (Asphalt Concrete), APN (Assessor's Parcel Number), B.W. (Back of Walk), BLDG (Building), C.B. (Catch Basin), C.C. (Centerline), C.F. (Curb Face), CONC. (Concrete), E.P. (Existing Elevation), E.P. (Edge of Pavement), EXIST. (Existing), F.H. (Fire Hydrant), F.G. (Finish Grade), F.S. (Finish Surface), F.F. (Finish Floor), F.L. (Flow Line), G.B. (Grade Break), H.C. (Handicap), H. (Height of Retaining), H.P. (High Point), INV. (Invert), L.P. (Low Point), M.H. (Manhole), N.G. (Natural Grade), P.V.C. (Polyvinyl Chloride), P.P. (Power Pole), P.W. (Parkway Drain), R/W (Right of Way), R. (Rate of Grade), R.D. (Roof Drain), R.C.P. (Reinforced Concrete Pipe), S.L.T. (Street Light), S. (Slope), S.D. (Storm Drain), S.F. (Square Feet), T.C. (Top of Curb), T.O.P. (Top of Pipe), T.O.F. (Top of Footing), T.W. (Top of Wall), T.R. (Top of Rail), T.G. (Top of Grate), TOP (Top of Slope), TOE (Toe of Slope), T.B. (Top of Berm), TRANS PAD (Transformer Pad).

AREA SUMMARY

Table with columns: PARCEL, USE, BLDG PAD SQ. FT., SQ. FT., ACRES. Lists details for various parcels including infiltration trenches and residential lots.

PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173



DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG
Underground Service Alert (USA) of Southern California
Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

SURVEYOR:

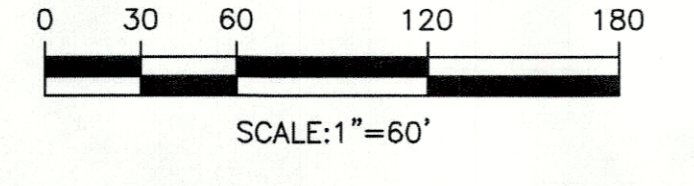
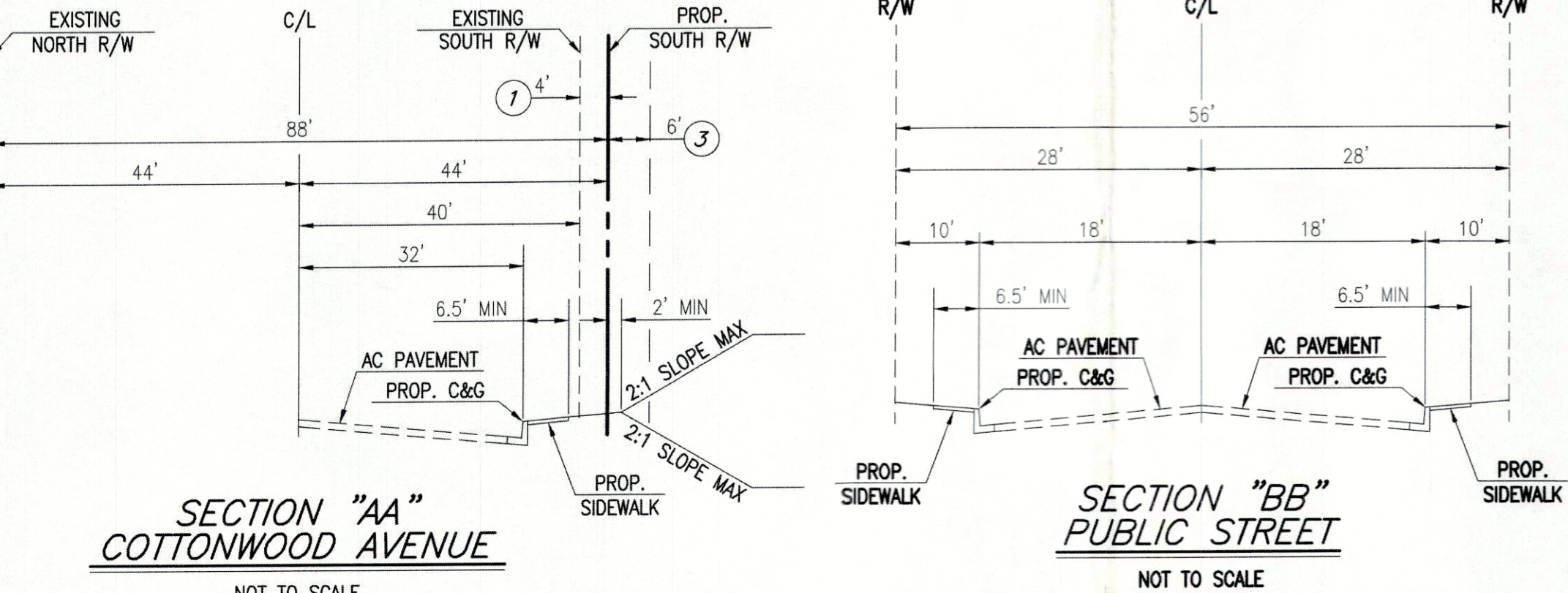
PREPARED UNDER THE DIRECTION OF:

Signature of Brian L. Thienes, dated 11/16/18

DATE OF PREPARATION:

01/25/2018

CITY OF MORENO VALLEY CASE No.



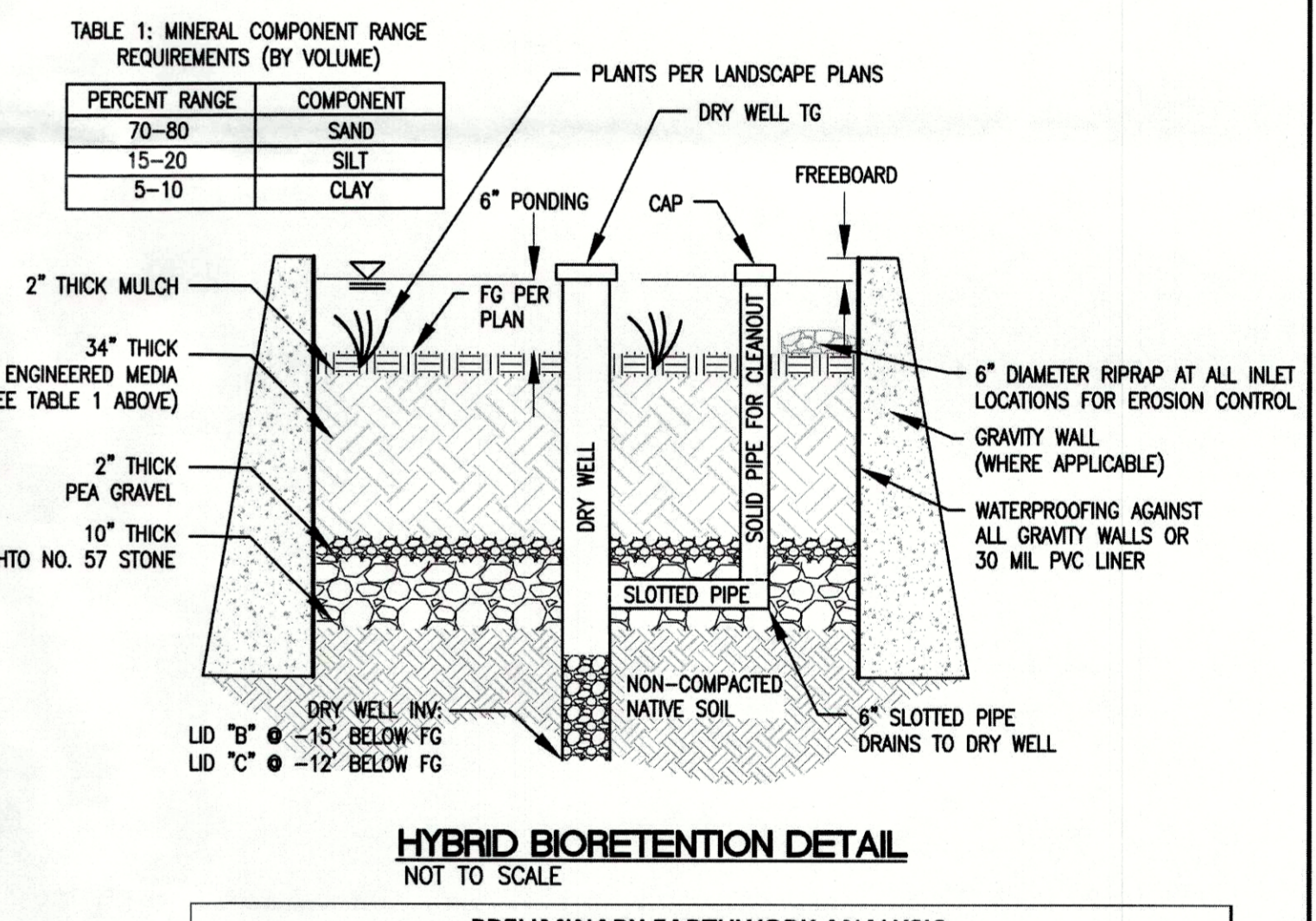
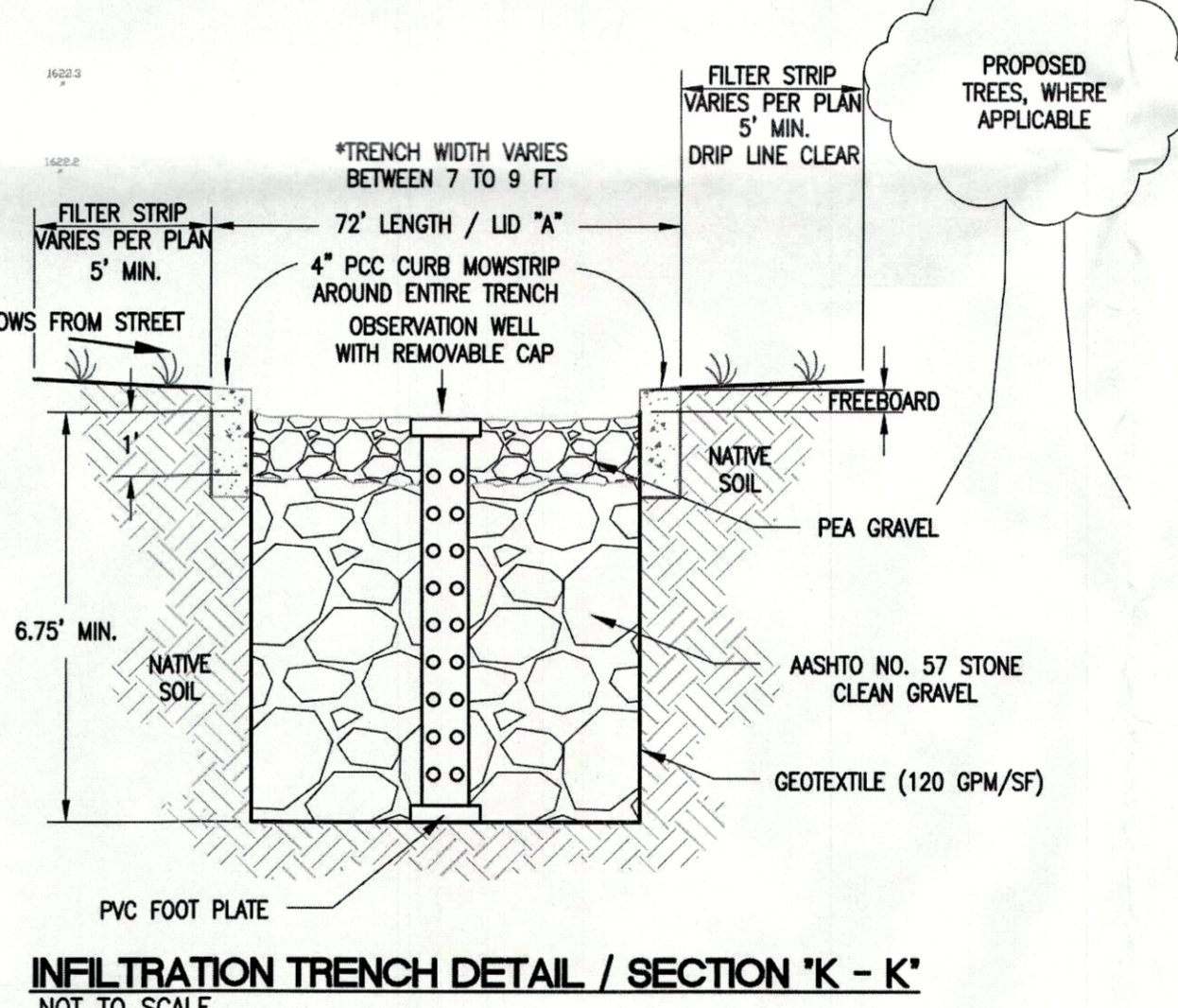
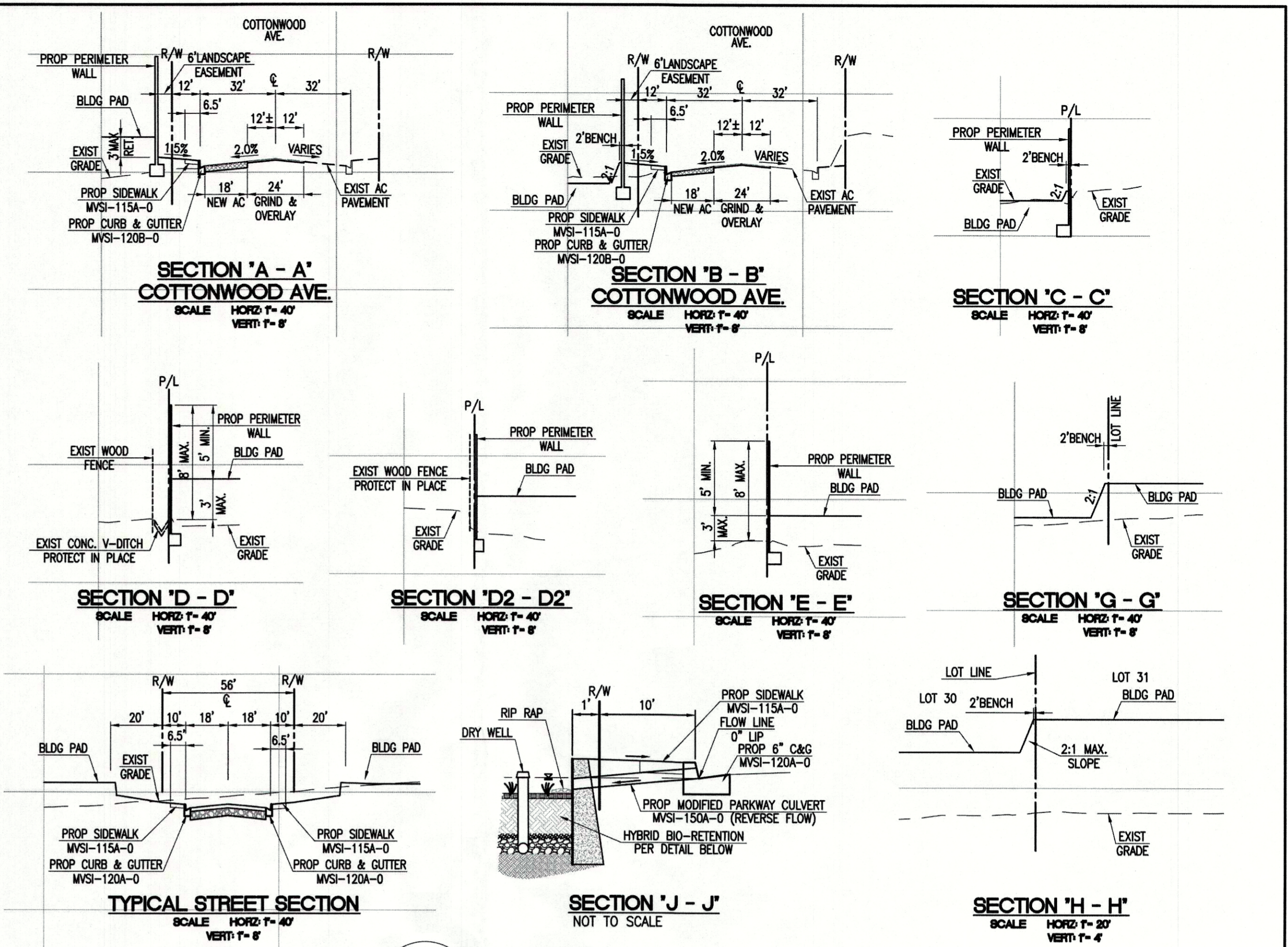
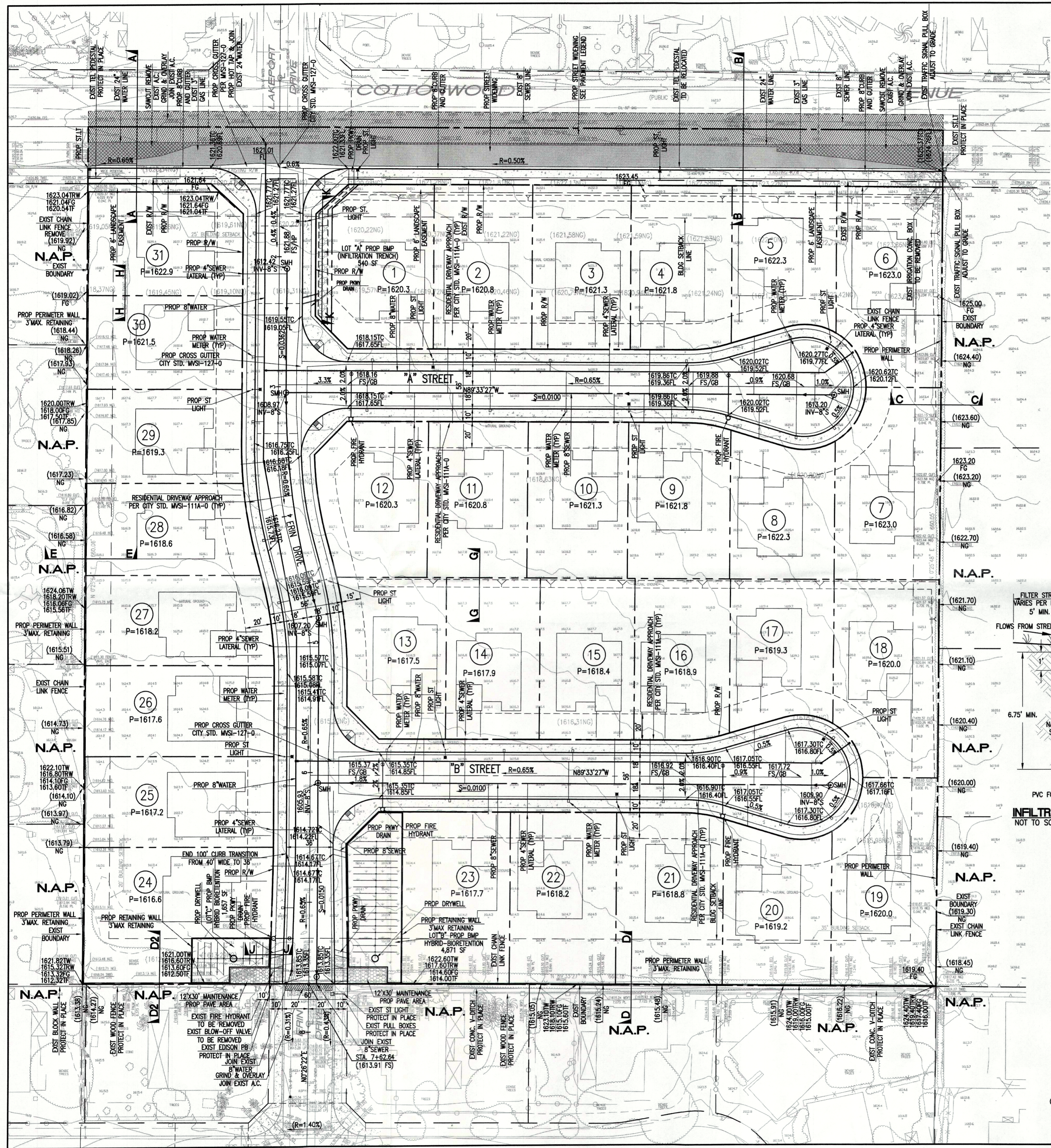


TABLE 1: MINERAL COMPONENT RANGE REQUIREMENTS (BY VOLUME)

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

PRELIMINARY EARTHWORK ANALYSIS:

SITE AREA:	406,749 S.F.	STREET AREA:	80,251
MATERIAL AVAILABLE (CUT)	3,800 C.Y.	MATERIAL REQUIRED (FILL)	20,500 C.Y.
ASSUMED ON-SITE STREET SECTION	2,378 C.Y.	OVER-EX FILL	30,130 C.Y.
ASSUMED 0.15' GRIND/OVERLAY O/S	88 C.Y.	STRIPPING (ft)	0
ASSUMED 1.25' FULL SECTION O/S STREET	543 C.Y.	SUBSIDENCE (ft)	0.125
ASSUMED 24" OVER EX WHOLE SITE	30,130 C.Y.	ASSUMED SHRINKAGE 10.0%	6.18 C.Y.
TOTAL	36,998 C.Y.	OVER-EX SHRINKAGE 10.0%	3,013 C.Y.
		APPROX. (IMPORT) OR EXPORT:	(19,205) C.Y.

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

PAVEMENT LEGEND:

- SAWCUT & REMOVE EXISTING ASP PAV
- CONSTRUCT NEW ASPHALT PAVEMENT AS INDICATES IN SECTION
- GRIND AND OVERLAY EXISTING A.C.

PREPARED FOR:
 MACJONES HOLDINGS, LLC.
 2 GONDOLERS BLUFF
 NEWPORT COAST, CA 92657
 PHONE: 949/509-5004
 CONTACT: DANIEL WEBB

CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
 COTTONWOOD RESIDENTIAL SUBDIVISION
 COTTONWOOD AVE and LAKEPORT DR.

Designed by: _____ Date: _____
 Checked by: _____ Date: _____
 Approved by: _____ Date: _____
 Public Works Director R.C.E. XXXXX

Sheet 1 of 1

Thien Engineering, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 14349 FRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH: (714) 921-4811 FAX: (714) 921-4173

Last Update: 5/9/18
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**GENERAL MSHCP HABITAT
ASSESSMENT/CONSISTENCY ANALYSIS
AND REGULATORY CONSTRAINTS
ASSESSMENT FOR THE 9.43-ACRE TTM
37060 PROJECT SITE**

**CITY OF MORENO VALLEY,
RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

**MacJones Holdings, LLC
2 Gondoliers Bluff
Newport Coast, California 92657**

Prepared by:

**Ruben S. Ramirez, Jr.
Cadre Environmental
c/o Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064**



July 15, 2016



INFORMATION SUMMARY

- A. Report Date: July 15th, 2016
- B. Report Title: General MSHCP Habitat Assessment/Consistency Analysis, and Regulatory Constraints Assessment for the 9.43-Acre TTM 37060 Project Site, City of Moreno Valley, California.
- C. Case #: PA16-0009
- D. APN#: 487-461-006
- E. Project Location: USGS 7.5' series Sunnymead Quadrangle, Riverside County, Township 3 South, Range 3 West, Section 9, South of Cottonwood Avenue.
- F. Applicant: MacJones Holdings, LLC
2 Gondoliers Bluff
Newport Coast, CA 92657
Contact: Daniel L. Webb
- G. MOU Principal: Cadre Environmental
701 Palomar Airport Road, Suite 300
Carlsbad, CA. 92011
Contact: Ruben S. Ramirez, Jr. (949) 300-0212
USFWS permit #TE780566-13
- H. Date of Survey: July 12th, 2016.
- I. Summary: The 9.43-acre project site is characterized as completely disturbed/disked as shown in Attachment A, *Biological Resources Map*, and Attachments B and C, *Current Project Site Photographs*.
- The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Reche Canyon/Badlands Area Plan. The project site is not located within a MSHCP criteria area, group, or linkage area. Therefore, a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) and Joint Project Review (JPR) will not be required.
- The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP

701 Palomar Airport Road, Suite 300 – Carlsbad, California 92011

Tel (949) 300-0212, info@cadreenvironmental.com

Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants, criteria area species, and specific wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The project site is not within a predetermined Survey Area for narrow endemic or criteria area plant species. (RCIP Conservation Summary Report Generator 2016). No additional surveys are warranted.

The project site does not occur within a predetermined Survey Area for amphibians or mammals (RCIP Conservation Summary Report Generator 2016). No additional surveys are warranted.

The project site occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat was documented within and adjacent to the project site. Focused MSHCP burrowing owl surveys are required to determine the presence, absence and status of the species within and adjacent to the project site. A 30-day preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

No MSHCP riparian, riverine or vernal pool resources (Section 6.1.2) were documented within or immediately adjacent to the project site. Development of a MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will not be required.

No suitable habitat for the least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was detected within or adjacent to the project site. No additional surveys are warranted.

No features regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife and United States Army Corps of Engineers were documented within or immediately adjacent to the project site. No regulatory permits will need to be acquired.

SUBJECT

General MSHCP Habitat Assessment/Consistency Analysis, and Regulatory Constraints Assessment for the 9.43-Acre TTM 37060 Project Site, City of Moreno Valley, California.

This report presents the findings of a general biological habitat assessment and consistency analysis for the 9.43-acre TTM 37060 project site (“Project Site”) located within the City of Moreno Valley. Specifically, the Project Site is located within APN 487-461-006 south of Cottonwood Avenue.

The purpose of this study, conducted by Cadre Environmental, is to document the existing biological resources, identify general vegetation types, and assess the potential biological and regulatory constraints and impacts associated with the proposed development within the Project Site as outlined by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (Attachments A, *Biological Resources Map, B and C, Current Project Site Photographs*).

The Project Site is located in Western Riverside County and is located on the U.S. Geological Survey (USGS) 7.5’ series Sunnymead Quadrangle, Township 3 South, Range 3 West, Section 9. The Project Site is located within the Western Riverside County MSHCP Reche Canyon/Badlands Plan Area and is not located within a MSHCP Criteria Cell, Group, or Linkage Area.

This report incorporates the findings of an extensive literature review, compilation of existing documentation, and field reconnaissance conducted on July 12th, 2016. This documentation is consistent with accepted scientific and technical standards, the requirements of the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). When appropriate, general biological resources are described in summary form in an effort to provide the reader with adequate background information. However, the report focuses on documenting those resources considered to be significant and/or sensitive as outlined by the California Environmental Quality Act (CEQA) and the Western Riverside County MSHCP.

The following report provides a summary of topographic features, soils and habitats observed onsite. Onsite resources were analyzed to determine which if any are subject to the United States Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act, CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code, the Santa Ana Regional Water Quality Control Board (RWQCB) 401 certification/Waste Discharge Requirements (WDR’s), and MSHCP jurisdiction pursuant to section 6.1.2 (MSHCP 2004).

Accordingly, this report provides an overview of potential USACE, RWQCB, CDFW, MSHCP riparian/riverine/vernal pool jurisdictional resources and a habitat assessment for species that may require additional focused surveys as outlined by the MSHCP.

METHODS OF STUDY

APPROACH

Prior to visiting the Project Site, a review of all available and relevant data on the biological characteristics, sensitive habitats, and species potentially present on or adjacent to the Project Site was conducted. Additionally, aerial photography, and USGS topographic map were examined. After reviewing the available information, Cadre Environmental conducted a physical site assessment.

As required by the MSHCP, and during the initial property assessment process, all Project Site APN's were searched using the Conservation Report Summary Generator to determine if the property falls within a "Criteria Area" and if additional surveys for narrow endemic/criteria area plant species or wildlife not adequately covered by the MSHCP may be required. A GIS analysis was also conducted to determine the properties relationship to MSHCP designated Criteria Areas and survey areas.

During the initial survey, the Project Site's habitat was characterized, preliminary vegetative communities and primary topographic features potentially subject to USACE/CDFW/RWQCB jurisdiction mapped, and the potential to support sensitive species as required by the guidelines of the MSHCP evaluated. Data, which contain digital images derived from aerial photography with orthographic projection properties, were used in conjunction with Cadre Environmental's in-house geographic information system (GIS) database as an important base layer to identify vegetation communities, drainage features, and USFWS designated critical habitat boundaries. Vegetation communities were then "ground-truthed" during field observations to obtain characteristic descriptions.

LITERATURE REVIEW

The study was initiated with a review of relevant literature on the biological resources of the Project Site and vicinity. The MSHCP list of covered species potentially occurring onsite was also examined (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). In addition, federal register listings, protocols, and species data provided by USFWS were reviewed in conjunction with anticipated federally listed species potentially occurring at the Project Site. The California Natural Diversity Database (CNDDDB),¹ a review of the California Native Plant Society sixth inventory (Tibor 2001), and Roberts et al. (2004) were also reviewed for pertinent information regarding the location of known occurrences of sensitive species in the vicinity of the property. In addition, numerous regional floral and faunal field guides were utilized in the identification

¹ California Natural Diversity Data Base, Department of Fish and Wildlife. July 2016. Natural Heritage Program: RareFind, Sunnymead Quadrangle.

of species and suitable habitats. Documents consulted regarding potential onsite biological conditions are listed in the references section at the end of this report.

FIELD INVESTIGATION

The Project Site was surveyed on July 12th, 2016. The survey included complete coverage of the Project Site, with special attention focused toward sensitive species or those habitats potentially supporting sensitive flora or fauna that would be essential to efficiently implementing the terms and conditions of the Western Riverside County MSHCP, and features potentially subject to USACE, CDFW, RWQCB and MSHCP jurisdiction. Aerial photography of the Project Site and vicinity was utilized to accurately locate and survey the property. General plant communities were preliminarily mapped directly on the aerial photo using visible landmarks in the field, which are depicted in Attachment C, *Biological Resources Map*. Representative photographs of the Project Site's natural resources were taken during the field survey (Attachment B and C, *Current Project Site Photographs*).

Plant Community/Habitat Classification and Mapping

Plant communities were preliminarily mapped with the aid of an aerial photograph using the MSHCP uncollapsed vegetation communities classification system when appropriate. When a vegetation community could not be accurately characterized using this information, an updated community classification code was developed to more accurately represent onsite habitat types.

General Plant Inventory

All plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy and nomenclatural changes follow Baldwin et al. (2012) or the Jepson Flora Project (2015). Common names used in this report generally follow Roberts et al. (2004) or Baldwin et al. (2012). Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

General Wildlife Inventory

General wildlife surveys were not conducted during the general biological habitat assessment. However, animals identified during the reconnaissance survey by sight, call, tracks, nests, scat, remains, or other signs were recorded in field notes. All wildlife was identified in the field with the aid of binoculars and taxonomic keys (if applicable). Vertebrate taxonomy followed in this report is according to the Center of North American Herpetology (2016) for amphibians and reptiles, the American Ornithologists' Union (1998 and supplemental) for birds, and Bradley et al. (2014) for mammals. Scientific names are used during the first mention of a species; common names only are used in the remainder of the text (if applicable).

Burrowing Owl Habitat Assessment

The Project Site occurs within a MSHCP burrowing owl survey area, a habitat assessment for the species was conducted to ensure compliance with MSHCP guidelines for the species.

In accordance with the updated MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Each step is briefly outlined below, followed by the methodology.

The habitat assessment was conducted during weather that is conducive to observing owls outside their burrows. The survey was not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F.

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present on site. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental utilized binoculars to scan all potential suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

A focused burrow survey that includes documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl was conducted as described below.

All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, was recorded and mapped during the burrowing owl/MSHCP habitat assessment as shown in Attachment A, *Biological Resources Map*.

Regional Connectivity/Wildlife Movement Corridor Assessment

The analysis of wildlife movement corridors associated with the Project Site and its immediate vicinity is based on information compiled from literature, analysis of the aerial photograph, and direct observations made in the field during the site visit.

A literature review was conducted that included documents on island biogeography (studies of fragmented and isolated habitat “islands”), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital aerial data, in conjunction with the GIS database, allowed proper identification of vegetation communities and drainage features. This information was crucial to assessing the relationship of the property to large open space areas in the immediate vicinity and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated with the property and the immediate vicinity.

EXISTING CONDITIONS

The majority of the Project Site is characterized as disturbed/disked with little to no topographic relief.

SOILS

The Soil Survey of Western Riverside Area has classified the Project Site as Greenfield sandy loam, 0 to 2 percent slopes (GyA). All soils documented onsite within the project impact area are characterized as being well drained (drainage class). This is consistent with conditions observed onsite and lack of inundation documented during a review of historical aerials for years of above average rainfall.

PLANT COMMUNITY/HABITAT CLASSIFICATION

Disturbed/Disked

The entire Project Site is characterized as disturbed (9.43-acres) based on the on-going disking activities. Common non-native species documented onsite include cheeseweed (*Malva parviflora*), London rockets (*Sisymbrium irio*), tumbling pigweed (*Amaranthus albus*), Russian thistle (*Kali tragus*), puncture vine (*Tribulus terrestris*) and black mustard (*Brassica nigra*). Native species persisting onsite include rattlesnake spurge (*Euphorbia albomarginata*), common fiddleneck (*Amsinckia menziesii*), and alkali mallow (*Malvella leprosa*). Representative distribution and photographs of this habitat type is illustrated in Attachment A, *Biological Resources Map* and Attachments B and C, *Current Project Site Photographs*.

WILDLIFE POPULATIONS

General wildlife species documented onsite or within the vicinity during the site visit include mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), house finch (*Carpodacus mexicanus*), and California ground squirrel (*Otospermophilus beecheyi*).

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT

Overview

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and

Wilson 1967, Soule 1987, Harris and Gallagher 1989, Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed “demes”) linked together via a system of corridors is termed a “metapopulation.” The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population’s genetic variability is generally associated with an increase in a population’s health.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983, Fahrig and Merriam 1985, Simberloff and Cox 1987, Harris and Gallagher 1989). Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as “wildlife corridor”, “travel route”, “habitat linkage”, and “wildlife crossing” to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate

movement while in the corridor. Larger, landscape-level corridors (often referred to as “habitat or landscape linkages”) can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often “choke points” along a movement corridor.

Wildlife Movement within the Project Site

The Project Site is not located adjacent to extensive native open space habitats and does not represent a wildlife travel route, crossing or regional movement corridor between large open space habitats. The Project Site is bordered on all sites by existing road-networks, residential development and disturbed/isolated habitat.

The Project Site is not located within a MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area.

SENSITIVE BIOLOGICAL RESOURCES

OVERVIEW OF CLASSIFICATIONS

The following discussion describes the plant and wildlife species present, or potentially present, within the property boundaries, that have been afforded special recognition by federal, state, or local resource conservation agencies and organizations, principally due to the species’ declining or limited population sizes, usually resulting from habitat loss. Also discussed are habitats that are unique, of relatively limited distribution, or of particular value to wildlife. Protected sensitive species are classified by either state or federal resource management agencies, or both, as threatened or endangered under provisions of the state and federal Endangered Species Acts. Vulnerable or “at-risk” species that are proposed for listing as threatened or endangered are categorized administratively as "candidates" by the USFWS. The CDFW uses various terminology and classifications to describe vulnerable species. There are additional sensitive species classifications applicable in California. These are described below.

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, the USFWS, and special groups like the California Native Plant Society (CNPS) maintain watch lists of such resources. For the purpose of this assessment, sources used to determine the sensitive status of biological resources are:

Plants: USFWS (2016), CDFW (2016c, 2016d), CNDDDB (2016a), and CNPS (Skinner and Pavlik 1994).

Wildlife: California Wildlife Habitat Relationships Database System (CWHRDS 1991), USFWS (2016), CDFW (2016b, 2016e), CNDDDB (2016a).

Habitats: CNDDDB (2016a).

Federal Protection and Classifications

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as “any species that is in danger of extinction throughout all or a significant portion of its range.” Threatened species are defined as “any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Under provisions of Section 9(a)(1)(B) of the FESA, it is unlawful to “take” any listed species. “Take” is defined as follows in Section 3(18) of the FESA: “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Further, the USFWS, through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification as forms of a “take.” These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with the USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now simply referred to as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon, or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be considered Federal Species of Concern. This term is employed in this document, but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing, or a candidate) include the most current published status or candidate category to which each species has been assigned by the USFWS.

For purposes of this assessment, the following acronyms are used for federal status species:

FE	Federal Endangered
FT	Federal Threatened

FPE	Federal Proposed Endangered
FPT	Federal Proposed Threatened
FC	Federal Candidate for Listing

State of California Protection and Classifications

The California Endangered Species Act (CESA) defines an endangered species as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.” The State defines a threatened species as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.” Candidate species are defined as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.” Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the federal FESA, the CESA does not include listing provisions for invertebrate species.

Article 3, sections 2080 through 2085 of the CESA addresses the taking of threatened or endangered species by stating “no person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided...” Under the CESA, “take” is defined as “...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Exceptions authorized by the state to allow “take” require “...permits or memorandums of understanding...” and can be authorized for “...endangered species, threatened species, or candidate species for scientific, educational, or management purposes.” Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Additionally, some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, sections 4700 and 3511, respectively. California Species of Special Concern (“special” animals and plants) listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management and U.S.

Forest Service sensitive species, species considered to be declining or rare by the CNPS or National Audubon Society, and a selection of species that are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW CNDDDB project. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for state status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected
SP	State Protected
SR	State Rare
CSC	California Species of Special Concern
WL	California Watch List

California Native Plant Society

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the state. This organization has compiled an inventory comprised of the information focusing upon geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by the CDFW. The CNPS has developed five categories of rarity (California Rare Plant Rank [CRPR]):

CRPR 1A	Presumed extinct in California
CRPR 1B	Rare, threatened, or endangered in California and elsewhere
CRPR 2	Rare, threatened, or endangered in California, but more common elsewhere
CRPR 3	Plants about which we need more information – a review list
CRPR 4	Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat

As stated by the CNPS:

Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B, 2, 4, and the majority of California Rare Plant Rank 3. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension (CNPS 2012).

0.1	Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
0.2	Fairly threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat)
0.3	Not very threatened in California (<20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

POTENTIALLY SENSITIVE SPECIES/RESOURCES

Determinations of MSHCP sensitive species that could potentially occur on the Project Site are based on one or both of the following: (1) a record reported in the CNDDDB or CNPS inventory and; (2) the Project Site is within the known distribution of a species and contains suitable habitat or species documented onsite.

Sensitive Plant Communities

As stated by CDFG:

“One purpose of the vegetation classification is to assist in determining the level of rarity and imperilment of vegetation types. Ranking of alliances according to their degree of imperilment (as measured by rarity, trends, and threats) follows NatureServe’s Heritage Methodology, in which all alliances are listed with a G (global) and S (state) rank. For alliances with State ranks of S1-S3, all associations within them are also considered to be highly imperiled” (CDFG 2012)

No sensitive plant communities were documented onsite. However, the project applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the City of Moreno Valley (**BIO-MM1**, MSHCP Local Development Mitigation Fee).

Sensitive Plant Species

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants and/or criteria area species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for MSHCP narrow endemic or criteria area plant species. (RCIP Conservation Summary Report Generator 2016). No additional surveys are warranted.

Oak Tree and Plant Protection and Management

No oak or mature trees were documented within or adjacent to the Project Site.

Sensitive Wildlife Species

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for Criteria Area species and specific wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for amphibians or mammals (RCIP Conservation Summary Report Generator 2012).

No suitable habitat for the least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was detected within or adjacent to the Project Site.

The Project Site occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat was documented within and adjacent to the Project Site. Focused MSHCP burrowing owl surveys are required to determine the presence, absence and status of the species within and adjacent to the Project Site. A 30-day preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation

goals as outlined in the MSHCP (**BIO-MM2**, MSHCP Focused Survey and 30-Day Burrowing Owl Preconstruction Surveys).

The Project Site falls within the Stephens' kangaroo rat (*Dipodomys stephensi*, SKR) Fee Area outlined in the Riverside County SKR Habitat Conservation Plan (HCP). The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside. (**BIO-MM3**, SKR Fee Area)

Nesting Bird Habitat

The non-native vegetation documented onsite represents potential habitat for ground nesting bird species. Potential direct/indirect impacts to regulated nesting birds will require compliance with the federal Migratory Bird Treaty Act (MBTA) (**BIO-MM4**, Federal Migratory Bird Treaty Act).

MSHCP Riparian, Riverine, Vernal Pool Resources

No MSHCP riparian, riverine or vernal pool resources (Section 6.1.2) were documented within or immediately adjacent to the Project Site. Development of a MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will not be required.

Jurisdictional Resources

No features regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife and United States Army Corps of Engineers were documented within or immediately adjacent to the Project Site. No regulatory permits will need to be acquired.

SUMMARY OF CONSISTENCY WITH MSHCP POLICIES

The purpose of this report is to document the existing biological resources, identify general vegetation types, and assess the potential biological and regulatory constraints and impacts associated with the proposed development within the Project Site as outlined by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Specifically, the report is intended to assist the City of Moreno Valley during project review and compliance with MSHCP and regulatory requirements. The following sections summarize the Project Site's relationship to MSHCP Criteria Areas and MSHCP compliance guidelines.

CRITERIA AREAS

The 9.43-acre Project Site is located within the Western Riverside County MSHCP Reche Canyon/Badlands Plan Area and is not located within a Criteria Area and no onsite conservation is required or proposed.

The following outline summarizes the MSHCP conservation goals respective of MSHCP regulated resources.

CRITERIA AREA SPECIES SURVEY AREA

The Project Site does not occur within a predetermined Survey Area for MSHCP Criteria Area plant species. (RCIP Conservation Summary Report Generator 2016). No additional surveys are warranted.

The project is consistent with MSHCP Section 6.3.2.

NARROW ENDEMIC PLANT SPECIES SURVEY AREA

The Project Site does not occur within a predetermined Survey Area for MSHCP narrow endemic plant species. (RCIP Conservation Summary Report Generator 2016). No additional surveys are warranted.

The project is consistent with MSHCP Section 6.1.3

AMPHIBIAN SPECIES SURVEY AREA

The Project Site is not within the Amphibian Species Survey Area; therefore, no surveys are required (RCIP Conservation Summary Report Generator 2015).

The project is consistent with MSHCP Section 6.3.2.

MAMMAL SPECIES SURVEY AREA

The Project Site is not within the Mammal Species Survey Area; therefore, no surveys are required (RCIP Conservation Summary Report Generator 2015).

The project is consistent with MSHCP Section 6.3.2.

BURROWING OWL SURVEY AREA

The Project Site occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat was documented within and adjacent to the Project Site. Focused MSHCP burrowing owl surveys are required to determine the presence, absence and status of the species within and adjacent to the Project Site. A 30-day

preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

Following submittal, review and approval of the burrowing owl survey reports by the City of Moreno Valley and compliance with all species specific conservation goals, if detected within or adjacent to the Project Site, the project will be consistent with MSHCP Section 6.3.2.

MSHCP RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

No MSHCP riparian, riverine or vernal pool resources (Section 6.1.2) were documented within or immediately adjacent to the Project Site. Development of a MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will not be required.

The project is consistent with MSHCP Section 6.1.2.

URBAN/WILDLANDS INTERFACE

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to a MSHCP Conservation Area. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. No mitigation proposed.

The project is consistent with MSHCP Section 6.1.4.

FUELS MANAGEMENT

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. No mitigation proposed.

The project is consistent with MSHCP Section 6.4.

MITIGATION MEASURES

Implementation of Mitigation Measures BIO-MM1 through BIO-MM4 would reduce all potential significant unavoidable impacts on biological resources below a level of significance, thereby ensuring compliance with CEQA and MSHCP guidelines.

BIO-MM 1 MSHCP Local Development Mitigation Fee

The project applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the City of Moreno Valley.

BIO-MM 2 MSHCP Focused Survey and 30-Day Burrowing Owl Preconstruction Surveys

Focused MSHCP burrowing owl surveys will be conducted to determine the presence, absence and status within and adjacent to the Project Site. A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley for review and approval.

A 30-day burrowing owl preconstruction survey will be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey will be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.

BIO-MM 3 SKR Fee Area

The Project Site falls within the SKR Fee Area outlined in the Riverside County SKR HCP. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

BIO-MM 4 Federal Migratory Bird Treaty Act

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive ground nesting species will require compliance with the federal Migratory Bird Treaty Act (MBTA). Construction outside the nesting season (between September 16th and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than fourteen (14) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

The survey(s) would focus on identifying any passerine nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of Moreno Valley prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A report of the findings prepared by a qualified biologist shall be submitted to the City of Moreno Valley prior to construction that has the potential to disturb any active nests during the nesting season.

Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

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ATTACHMENTS

E-3 - Biological Report Summary Sheet

E-4 - Level of Significance Checklist

A - Biological Resources Map

B - Current Project Site Photographs

C - Current Project Site Photographs

Certification

"I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge"

Author:  Date: July 15th 2016

Fieldwork Performed by:  Date: July 15th 2016



Attachment A - Biological Resources Map
 MSHCP General Habitat Assessment
 TTM 37060, APN 487-461-006



Attachment: MSHCP Habitat Assessment Consistency Analysis [Revision 1] (3451 : Proposal to for a



PHOTOGRAPH 1 - Southeast view of Project Site from northwest corner. The entire property is characterized as disturbed vegetation.



PHOTOGRAPH 2 - Northeast view of Project Site from southwest corner.

Refer to Attachment A for Photographic Key Map

Attachment B - Current Project Site Photographs

*MSHCP General Habitat Assessment
TTM 37060, APN 487-461-006*





PHOTOGRAPH 3 - Northwest view of Project Site from southeast corner.



PHOTOGRAPH 4 - Southwest view of Project Site from northeast corner.

Refer to Attachment A for Photographic Key Map

Attachment C - Current Project Site Photographs
MSHCP General Habitat Assessment
TTM 37060, APN 487-461-006



BIOLOGICAL REPORT SUMMARY SHEET

Applicant Name: MACJONES Holdings, LLC
 Assessor's Parcel Number (APN): 487-467-006
 Site Location: Section: 9 Township: 3S Range: 3W
 Site Address: South of Cottonwood Avenue, West of Darwin Drive, East of Stacy Lynn Drive
 Related Case Number(s): PA16-009 PDB Number: _____

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
X-HA	Arroyo Toad	Yes	<input type="radio"/> No	N/A
X-HA	Blueline Stream(s)	Yes	<input type="radio"/> No	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	<input type="radio"/> N/A
X-HA	Coastal California Gnatcatcher	Yes	<input type="radio"/> No	N/A
X-HA	Riversidean Sage Scrub	Yes	<input type="radio"/> No	N/A
	Delhi Sands Flower-Loving Fly	Yes	No	<input type="radio"/> N/A
	Desert Pupfish	Yes	No	<input type="radio"/> N/A
	Desert Slender Salamander	Yes	No	<input type="radio"/> N/A
	Desert Tortoise	Yes	No	<input type="radio"/> N/A
	Flat-Tailed Horned Lizard	Yes	No	<input type="radio"/> N/A
X-HA	Least Bell's Vireo	Yes	<input type="radio"/> No	N/A
X-HA	Oak Woodlands	Yes	<input type="radio"/> No	N/A
X-HA	Quino Checkerspot Butterfly	Yes	<input type="radio"/> No	N/A
X-HA	Riverside/Vernal Pool Fairy Shrimp	Yes	<input type="radio"/> No	N/A
X-HA	Santa Ana River Woollystar	Yes	<input type="radio"/> No	N/A
X-HA	San Bernardino Kangaroo Rat	Yes	<input type="radio"/> No	N/A
X-HA	Slender Horned Spineflower	Yes	<input type="radio"/> No	N/A
X-HA	Stephen's Kangaroo Rat	Yes	<input type="radio"/> No	N/A
X-HA	Vernal Pool	Yes	<input type="radio"/> No	N/A
		Yes	No	N/A

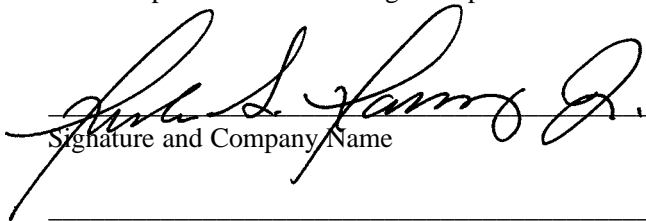
HA - Habitat Assessment Determination

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
X-HA	Burrowing Owl	Yes	No	N/A
X-HA	Southwestern Willow Flycatcher	Yes	No	N/A
X-HA	Western Yellow-billed Cuckoo	Yes	No	N/A
X-HA	Criteria Area Plant Species	Yes	No	N/A
X-HA	Narrow Endemic Plant Species	Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A
		Yes	No	N/A

HA - Habitat Assessment Determination

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened or candidate species by either State, or Federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (NDDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

 Cadre Environmental July 15th 2016
 Signature and Company Name Report Date

10(a) Permit Number (if applicable)

Permit Expiration Date

County Use Only

Received by: _____ Date: _____
 PD-B# _____

LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources

Attachment E-4

Lot/APN No. 487-461-006

Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Less Than Significant with Mitigation Incorporated (BIO-MM1, BIO-MM2, BIO-MM3)

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

No Impact

c) 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. Wildlife Service?

Less Than Significant with Mitigation Incorporated (BIO-MM2)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant with Mitigation Incorporated (BIO-MM4)

e) 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?

No Impact

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

Findings of Fact:

Reference "General MSHCP Habitat Assessment/Consistency Analysis, and Regulatory Constraints Assessment for the 9.43-Acre TTM 37060, City of Moreno Valley, Cadre Environmental - July 15th, 2016.

Proposed Mitigation:

- BIO-MM 1, MSHCP Local Development Mitigation Fee
- BIO-MM 2, MSHCP Focused Survey and 30-day Burrowing Owl Preconstruction Survey
- BIO-MM 3, SKR Fee Area
- BIO-MM 4, Federal Migratory Bird Treaty Act

Monitoring Recommended:

To be Determined

Prepared By: 

Date: July 15th 2016

PHASE I CULTURAL RESOURCES SURVEY FOR THE TTM 37060 PROJECT

**CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE**

APN 487-461-006

Prepared for:

**MacJones Holdings, LLC
2 Gondoliers Bluff
Newport Coast, California 92657**

Prepared by:

**Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064**



September 8, 2016

Archaeological Database Information

Author(s): Tracy A. Stropes, M.A., RPA and Brian F. Smith

Prepared by: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: September 8, 2016

Report Title: Phase I Cultural Resources Survey for the TTM 37060 Project,
City of Moreno Valley, County of Riverside

Prepared for: MacJones Holdings, LLC
2 Gondoliers Bluff
Newport Coast, California 92657

Lead Agency Identifier: APN 487-461-006

USGS Quadrangle: Sunnymead, California (7.5 minute)

Study Area: Approximately 9.4 acres

Key Words: Cultural resources survey; City of Moreno Valley; negative survey; no mitigation measures recommended.

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Appendices

Appendix A – Qualifications of Key Personnel

Appendix B – Archaeological Records Search Results*

Appendix C – NAHC Sacred Lands File Search Results

**Deleted for public review and bound separately in the Confidential Appendix*

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1.0 MANAGEMENT SUMMARY/ABSTRACT

The following report describes the results of a Phase I cultural resources assessment conducted by Brian F. Smith and Associates, Inc. (BFSA) for the Tentative Tract Map (TTM) 37060 Project. The survey covered approximately 9.4 acres located within the city of Moreno Valley in Riverside County, California, situated to the northeast of March Air Reserve Base. The development will include grading for residential buildings and associated infrastructure. Excavation at the buildings will likely range from three to five feet below existing ground surface. This depth of excavation will comprise most of the cuts.

Specifically, this project is located within Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 3 South, Range 3 West). The property lies south of Cottonwood Avenue, between Lasselle Street and Darwin Drive. BFSA, in compliance with the California Environmental Quality Act (CEQA) and City of Moreno Valley environmental guidelines, conducted the assessment to locate and record any cultural resources present within the project.

The cultural resources investigation of the subject property also included a review of a records search performed by the Eastern Information Center (EIC) at the University of California at Riverside (UCR) on June 30, 2016 in order to assess previous archaeological studies and identify any previously recorded cultural resources within the project boundaries or in the immediate vicinity. Results of the records search from the EIC indicate that 22 cultural resource properties have been recorded within a one-mile radius of the project, none of which involved the project.

BFSA requested a review of the Sacred Lands File by the Native American Heritage Commission (NAHC) on June 27, 2016. The search results received from the NAHC on June 29, 2016 did not indicate that any Native American religious, ritual, or other special activities occurred at this location. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter on July 7, 2016. As of the date of this report, responses to the BFSA letters have been received from the Rincon Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians, the Pala Band of Mission Indians, and the Morongo Band of Mission Indians. The Morongo Band requested that a copy of the records search be provided to them and a tribal monitor be present for the initial survey of the property. Both the Agua Caliente Band and the Morongo Band noted that the project is within the bounds of Tribal Traditional Use Areas.

The cultural resources survey of the property was conducted on August 10, 2016. Survey conditions were generally good and ground visibility was clear in most areas. Much of the property has been disturbed by grading, agricultural use, and weed abatement in the recent past. Previous impacts to the property include discing across the entire property. No prehistoric or historic cultural resources were identified during the survey. Because no cultural resources were

identified, and no cultural resources are recorded near the subject property, monitoring of grading is not recommended as a condition of approval for the project.

A copy of this report will be permanently filed with the EIC at UCR. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

2.0 INTRODUCTION

In response to a request by MacJones Holdings, LLC, BFS&A conducted a cultural resources assessment of the TTM 37060 Project, which is situated northeast of March Air Reserve Base, and within the city of Moreno Valley. The cultural resources survey and evaluation program for the project were conducted in order to comply with CEQA and City of Moreno Valley environmental guidelines. The project is located in an area of moderate archaeological sensitivity, as suggested by known site density and predictive modeling.

The project is an approximately 9.4-acre property located in Moreno Valley, Riverside County, California (Figure 2.0–1). The project is identified as Assessor’s Parcel Number (APN) 487-461-006 and is situated south of Cottonwood Avenue, between Lasselle Street and Darwin Drive. Specifically, this project is located within Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 3 South, Range 3 West) (Figure 2.0–2). The current project is a proposed TTM of the property for future development into five residential lots and associated infrastructure. Excavation at the buildings will likely range from three to five feet below existing ground surface (Figure 2.0–3).

Principal Investigator Brian F. Smith directed the Phase I archaeological assessment for the project with assistance from field archaeologist Clarence Hoff. The technical report was prepared by Tracy A. Stropes, M.A., RPA. Elena Goralogia conducted technical editing and report production with assistance from Kristen Caldwell, and Kris Reinicke created the report graphics. Qualifications of key personnel are provided in Appendix A.

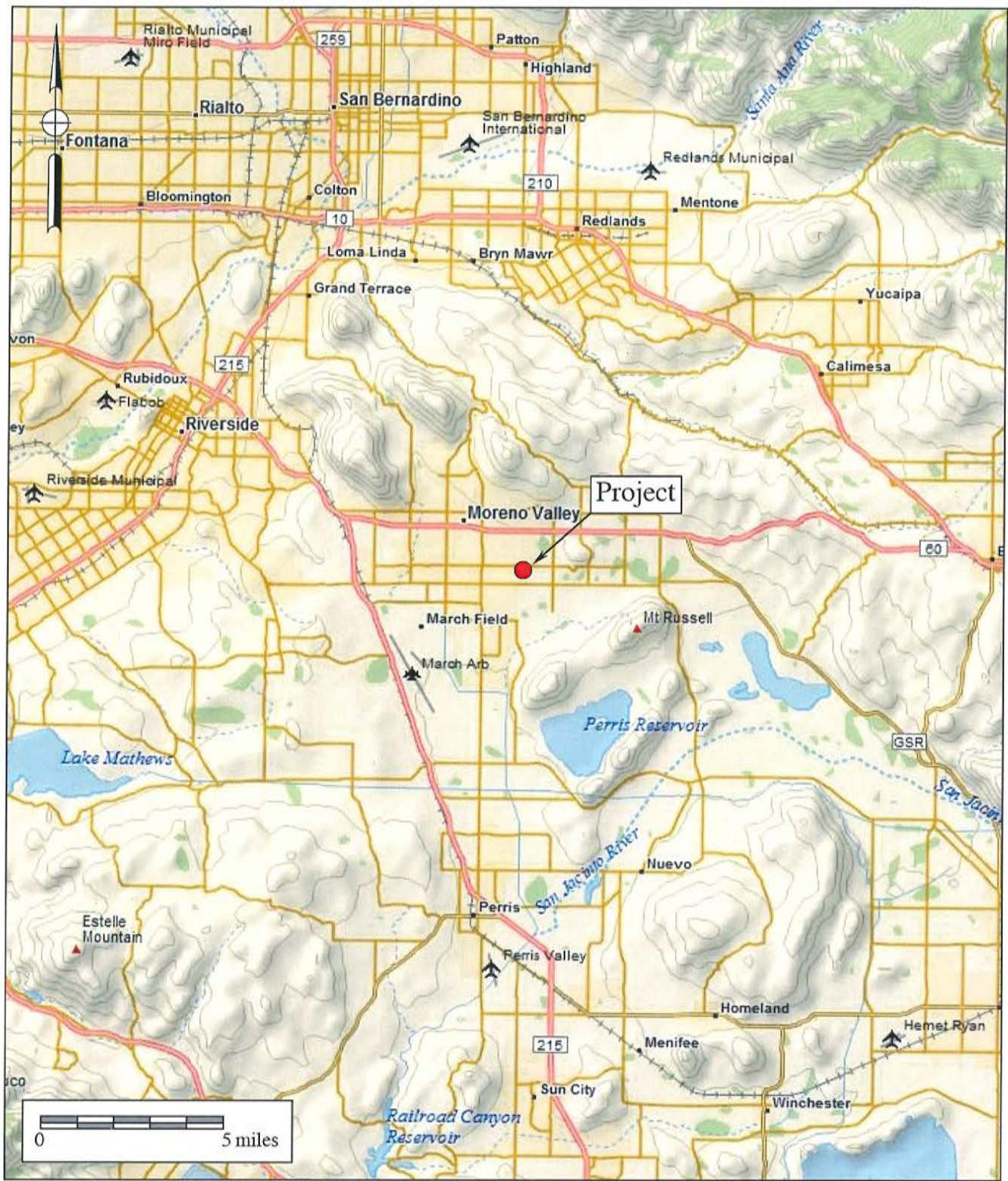


Figure 2.0-1
General Location Map
 The TTM 37060 Project
 DeLorme (1:250,000)



Attachment: Phase I Arch Assessment [Revision 1] (3451 : Proposal to for a Zone Change from RA-2 to R5 and Tentative Tract Map 37643 to

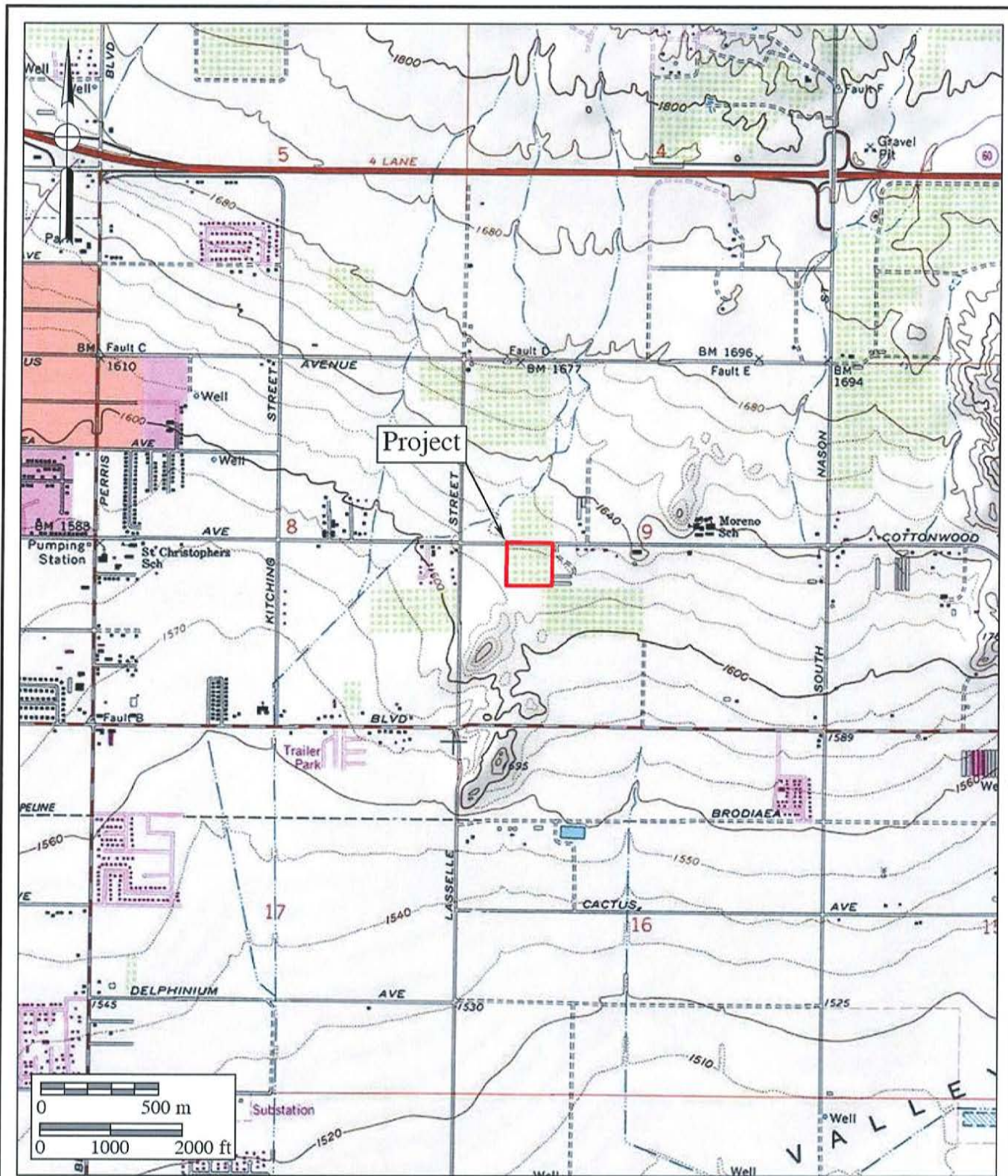


Figure 2.0-2
Project Location Map
The TTM 37060 Project

USGS Sunnymead Quadrangle (7.5-minute series)



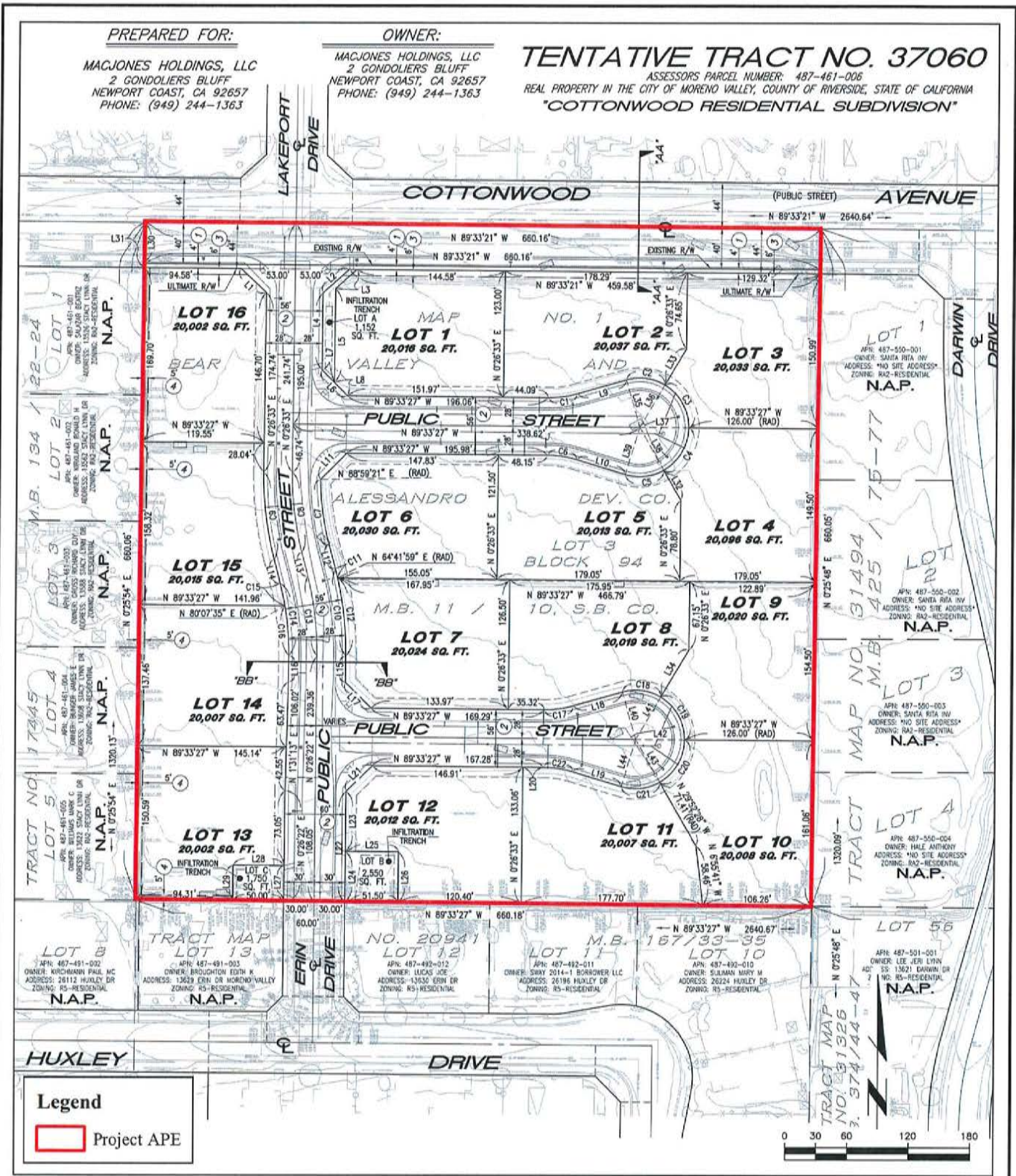


Figure 2.0-3
Project Development Map
 The TTM 37060 Project

3.0 **PROJECT SETTING**

The project setting includes the natural physical, geological, and biological contexts of the proposed project, as well as the cultural setting of prehistoric and historic human activities in the general area. The following sections discuss both the environmental and cultural settings at the subject property, the relationship between the two, and the relevance of that relationship to the project.

3.1 **Environmental Setting**

Riverside County lies in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends approximately 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The subject property is located just northwest of the Perris Reservoir. The project is relatively flat, with the property's lowest point located at its southeast corner and its highest point located at its northwest corner. Elevations within the project average approximately 1,620 feet above mean sea level (AMSL). The site is generally characterized as a routinely disced field located in an urban area. At the time of the survey, the site had not been recently disced and ruderal and sparse non-native grassland species covered 99 percent of the site.

3.2 **Cultural Setting**

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in Riverside County. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was represented by the Cahuilla, Gabrielino, and Luiseño Indians.

Absolute chronological information, where possible, will be incorporated into this discussion to examine the effectiveness of continuing to interchangeably use these terms. Reference will be made to the geological framework that divides the culture chronology of the area into four segments: the late Pleistocene (20,000 to 10,000 YBP [years before the present]), the early Holocene (10,000 to 6,650 YBP), the middle Holocene (6,650 to 3,350 YBP), and the late Holocene (3,350 to 200 YBP).

3.2.1 Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin

lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

3.2.2 Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

Between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast (Warren and True 1961). This complex is locally known as the La Jolla Complex (Rogers 1939; Moriarty 1966), which is regionally associated with the Encinitas Tradition (Warren 1968) and shares cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex appeared in the southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned (Gallegos 1987, 1992). The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat, a situation well documented at

Batiquitos Lagoon (Miller 1966; Gallegos 1987). Over a period of 2,000 years at Batiquitos Lagoon, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes (Miller 1966; Gallegos 1987). This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons) (Byrd 1998). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and allowing for continued human exploitation (Byrd 1998). Peñasquitos Lagoon exhibits dates as late as 2,355 YBP (Smith and Moriarty 1985) and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon (Gallegos and Kyle 1988). Additionally, data from several drainages in Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time (Byrd 1998).

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed “Pauma Complex” (True 1958; Warren et al. 1961; Meighan 1954). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations (Raven-Jennings et al. 1996). Including both coastal and inland sites of this time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex.

3.2.3 Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and

the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead.

3.2.4 Protohistoric Period (Late Holocene: 1790 to Present)

Ethnohistoric and ethnographic evidence indicates that three Shoshonean-speaking groups occupied portions of Riverside County: the Cahuilla, the Gabrielino, and the Luiseño. The geographic boundaries between these groups in pre- and proto-historic times is difficult to place, but the project is located well within the borders of ethnographic Luiseño territory. This group was a seasonal hunting and gathering people with cultural elements that were very distinct from Archaic Period peoples. These distinctions include cremation of the dead, the use of the bow and arrow, and exploitation of the acorn as a main food staple (Moratto 1984). Along the coast, the Luiseño made use of available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. Elaborate kinship and clan systems between the Luiseño and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian and other resources from the eastern deserts, as well as steatite from the Channel Islands.

According to Charles Handley (1967), the primary settlements of Late Prehistoric Luiseño Indians in the San Jacinto Plain were represented by *Ivah* and *Soboba* near Soboba Springs, *Jusipah* near the town of San Jacinto, *Ararah* in Webster's Canyon en route to Idyllwild, *Pahsitha* near Big Springs Ranch southeast of Hemet, and *Corova* in Castillo Canyon. These locations share features such as the availability of food and water resources. Features of this land use include petroglyphs and pictographs, as well as widespread milling, which is evident in bedrock and portable implements. Groups in the vicinity of the project, neighboring the Luiseño, include the Cahuilla and the Gabrielino. Ethnographic data for the three groups is presented in the following discussion.

Luiseño

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Range mountains at San Jacinto (including Palomar Mountain to the south and Santiago Peak to the north), on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than the Kumeyaay who occupied territory to the south. The Luiseño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct worldview that stemmed from the use of *datura* (a hallucinogen), and an elaborate religion that included the creation of sacred sand

paintings depicting the deity *Chingichngish* (Bean and Shipek 1978; Kroeber 1976).

Subsistence and Settlement

The Luiseño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were composed of areas that were publicly and privately (by family) owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were used intensively from January to March when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. The Luiseño remained at village sites for the remainder of the year, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The most important food source of the Luiseño was the acorn, of which six different species were used (*Quercus californica*, *Quercus agrifolia*, *Quercus chrysolepis*, *Quercus dumosa*, *Quercus engelmannii*, and *Quercus wislizenii*). Seeds, particularly of grasses, composites, and mints, were also heavily exploited. Seed-bearing species were encouraged through controlled burns, which were conducted at least every third year. A variety of other stems, leaves, shoots, bulbs, roots, and fruits were also collected. Hunting augmented this vegetal diet. Animal species taken included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, freshwater fish from mountain streams, marine mammals, and other sea creatures such as fish, crustaceans, and mollusks (particularly abalone, or *Haliotis* sp.). In addition, a variety of snakes, small birds, and rodents were eaten (Bean and Shipek 1978; Kroeber 1976).

Social Organization

Social groups within the Luiseño nation consisted of patrilineal families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or *nota*, which was headed by a chief who organized ceremonies and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental knowledge and who, with the chief, were part of a cultic social group with special access to supernatural power, particularly that of *Chingichngish*. The positions of chief and assistants were hereditary and the complexity and multiplicity of these specialists' roles likely increased in coastal and larger inland villages (Bean and Shipek 1978; Kroeber 1976; Strong 1929).

Marriages were arranged by the parents, often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1976). Women were primarily responsible for plant gathering, and men principally hunted,

although at times, particularly during acorn and marine mollusk harvests, there was no division of labor. Elderly women cared for children and elderly men participated in rituals, ceremonies, and political affairs. They were also responsible for manufacturing hunting and ritual implements. Children were taught subsistence skills at the earliest age possible (Bean and Shipek 1978; Kroeber 1976).

Material Culture

House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular, protected workplaces for domestic chores such as cooking. Ceremonial sweathouses were important in purification rituals; these were round and partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the *wámkis* (located in the center of the village, serving as the place of rituals), where sand paintings and other rituals associated with the *Chingichngish* cult were performed (Bean and Shipek 1978; Kroeber 1976).

Clothing was minimal; women wore a cedar-bark and netted twine double apron and men wore a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included deerskin moccasins and sandals fashioned from yucca fibers. Adornments included bead necklaces and pendants made of bone, clay, stone, shell, bear claw, mica, deer hooves, and abalone shell. Men wore ear and nose piercings made from cane or bone, which were sometimes decorated with beads. Other adornments were commonly decorated with semiprecious stones including quartz, topaz, garnet, opal, opalite, agate, and jasper (Bean and Shipek 1978; Kroeber 1976).

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wooden tip or a lithic point, usually fashioned from locally available metavolcanic material or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for nearshore fishing and harvested fish with seines, nets, traps, and hooks made of bone or abalone shell (Bean and Shipek 1978; Kroeber 1976).

The Luiseño had a well-developed basket industry. Baskets were used in resource gathering, food preparation, storage, and food serving. Ceramic containers were shaped by paddle and anvil and fired in shallow, open pits to be used for food storage, cooking, and serving. Other utensils included wooden implements, steatite bowls, and ground stone manos, metates, mortars, and pestles (Bean and Shipek 1978; Kroeber 1976). Additional tools such as knives, scrapers, choppers, awls, and drills were also used. Shamanistic items include soapstone or clay smoking pipes and crystals made of quartz or tourmaline (Bean and Shipek 1978; Kroeber 1976).

Cahuilla

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory

that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the *Chingichngish* cult of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Subsistence and Settlement

Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and also afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

The use of plant resources by the Cahuilla is well documented. Plant foods harvested by the Cahuilla included Valley oak acorns and single-leaf pinyon pine nuts. Other important plant species included bean and screw mesquite, agave, Mohave yucca, cacti, palm, chia, quail brush, yellowray goldfield, goosefoot, manzanita, catsclaw, desert lily, mariposa lily, and a number of other species such as grass seed. A number of agricultural domesticates were acquired from the Colorado River tribes including corn, bean, squash, and melon grown in limited amounts. Animal species taken included deer, bighorn sheep, pronghorn antelope, rabbit, hare, rat, quail, dove, duck, roadrunner, and a variety of rodents, reptiles, fish, and insects (Bean 1978; Kroeber 1976).

Social Organization

The Cahuilla was not a political nation, but rather a cultural nationality with a common language. Two non-political, non-territorial patrimoieties were recognized, the Wildcats (túktem) and the Coyotes (ístam). Lineage and kinship were memorized at a young age among the Cahuilla, providing a backdrop for political relationships. Clans were composed of three to 10 lineages; each lineage owned a village site and specific resource areas. Lineages within a clan cooperated in subsistence activities, defense, and rituals (Bean 1978; Kroeber 1976).

A system of ceremonial hierarchy operated within each lineage. The hierarchy included the lineage leader, who was responsible for leading subsistence activities, guarding the sacred bundle, and negotiating with other lineage leaders in matters concerning land use, boundary disputes, marriage arrangements, trade, warfare, and ceremonies. The ceremonial assistant to the

lineage leader was responsible for organizing ceremonies. A ceremonial singer possessed and performed songs at rituals and trained assistant singers. The shaman cured illnesses through supernatural powers, controlled natural phenomena, and was the guardian of ceremonies, keeping evil spirits away. The diviner was responsible for finding lost objects, telling future events, and locating game and other food resources. Doctors were usually older women who cured various ailments and illnesses with their knowledge of medicinal herbs. Finally, certain Cahuilla specialized as traders, who ranged as far west as Santa Catalina and as far east as the Gila River (Bean 1978; Kroeber 1976).

Marriages were arranged by parents from opposite moieties. When a child was born, an alliance formed between the families, which included frequent reciprocal exchanges. The Cahuilla kinship system extended to relatives within five generations. Important economic decisions, primarily the distribution of goods, operated within this kinship system (Bean 1978; Kroeber 1976).

Material Culture

Cahuilla houses were dome-shaped or rectangular thatched structures. The home of the lineage leader was the largest, located near the ceremonial house, and situated near the best access to water. Other structures within the village included the men's sweathouse and granaries (Bean 1978; Kroeber 1976).

Cahuilla clothing, like other groups in the area, was minimal. Men typically wore a loincloth and sandals; women wore skirts made from mesquite bark, animal skin, or tules. Babies wore mesquite bark diapers. Rabbit skin cloaks were worn in cold weather (Bean 1978; Kroeber 1976).

Hunting implements included the bow and arrow, throwing sticks, and clubs. Grinding tools used in food processing included manos, metates, and wooden mortars. The Cahuilla were known to use long, wooden grinding implements to process mesquite beans; the mortar was typically a hollowed wooden log buried in the ground. Other tools included steatite arrow shaft straighteners (Bean 1978; Kroeber 1976).

Baskets were made from rush, deer grass, and skunkbrush. Different species and leaves were chosen for different colors in the basket design. Coiled-ware baskets were either flat (for plates, trays, or winnowing), bowl-shaped (for food serving), deep, inverted, and cone-shaped (for transporting), or rounded and flat-bottomed for storing utensils and personal items (Bean 1978; Kroeber 1976).

Cahuilla pottery was made from a thin, red-colored ceramic ware that was often painted and incised. Four basic vessel types are known for the Cahuilla: small-mouthed jars, cooking pots, bowls, and dishes. Additionally, smoking pipes and flutes were fashioned from ceramic (Bean 1978; Kroeber 1976).

Gabrielino

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978; Kroeber 1976).

Subsistence and Settlement

The Gabrielino lived in permanent villages and smaller resource-gathering camps occupied at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams and in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray and shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin and porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks, such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and numerous snake species (Bean and Smith 1978; Kroeber 1976).

Social Organization

The social structure of the Gabrielino is little known; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage.

Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978; Kroeber 1976).

Material Culture

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a *yuvar*, an open-air structure built near the chief's house (Bean and Smith 1978; Kroeber 1976).

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978; Kroeber 1976).

Hunting implements included wooden clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wooden paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal

carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since it was valued so much by groups throughout southern California (Bean and Smith 1978; Kroeber 1976).

3.2.5 Ethnohistoric Period (1769 to Present)

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect on the nomenclature of the coast. Many of the names he gave to various locations have survived, whereas practically every one of the names given by Cabrillo has faded from use. For instance, Cabrillo gave the name “San Miguel” to the first port he stopped at in what is now the United States; 60 years later, Viscaíno changed it to “San Diego” (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

3.2.6 Historic Period

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions began colonizing southern California and gradually expanded their use of the interior valley (into what is now western Riverside County) for raising grain and cattle to support the missions (Riverside County n.d.). The San Gabriel Mission claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while the San Luis Rey Mission claimed land in what is now Lake Elsinore, Temecula, and Murrieta (American Local History Network: Riverside County, California 1998). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

In the mid- to late 1770s, Juan Bautista de Anza passed through much of Riverside County while searching for an overland route from Sonora, Mexico to San Gabriel and Los Angeles, describing fertile valleys, lakes, and sub-desert areas (American Local History Network: Riverside County, California 1998; Riverside County n.d.). In 1797, Father Presidente Lausen, Father Norberto de Santiago, and Corporal Pedro Lisalde led an expedition from

Mission San Juan Capistrano through southwestern Riverside County in search of a new mission site before constructing Mission San Luis Rey in northern San Diego County (Brigandi 1998).

While no missions were ever built in what would become Riverside County (American Local History Network: Riverside County, California 1998), many mission outposts, or *asistencias*, were established in the early years of the nineteenth century to extend the missions' influence to the backcountry (Brigandi 1998). Two outposts located in Riverside County include San Jacinto and Temecula.

Mexico gained independence in 1822 and desecularized the missions in 1832, signifying the end of the Mission Period (Brigandi 1998; Riverside County n.d.). By this time, the missions owned some of the best and most fertile land in southern California. In order for California to develop, the land would have to be made productive enough to turn a profit (Brigandi 1998). The new government began distributing the vast mission holdings to wealthy and politically connected Mexican citizens. The "grants" were called "ranchos," of which Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo were located in present-day Riverside County. Many of these ranchos have lent their names to modern-day locales (American Local History Network: Riverside County, California 1998). The first grant in present-day Riverside County, Rancho Jurupa, was given to Juan Bandini in 1838. These ranchos were all located in the valley environments typical of western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from the San Luis Rey Mission petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission ... We plead and beseech you ... to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while

integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

In 1846, war erupted between Mexico and the United States. In 1848, with the signing of the Treaty of Guadalupe Hidalgo, the region was annexed as a territory of the United States, leading to California becoming a state in 1850. These events generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health-seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals desiring to create utopian colonies.

In early 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Geronimo Pass. The Temecula Treaty also included food and clothing provisions for the Indians. However, Congress never ratified the treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the transcontinental railroad in 1869, land speculators, developers, and colonists began to invest in southern California. The first colony in what was to become Riverside County was Riverside itself. Judge John Wesley North, an abolitionist from Tennessee, brought a group of associates and co-investors out to southern California and founded Riverside on part of the Jurupa Rancho. A few years after, the navel orange was planted and found to be such a success that it quickly became the agricultural staple of the region (American Local History Network: Riverside County, California 1998).

By the late 1880s and early 1890s, there was growing discontent between Riverside and San Bernardino, its neighbor 10 miles to the north, due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of the city of San Bernardino only, several people from Riverside decided to investigate the possibility of a new county. In May of 1893, voters living within portions of San Bernardino County (to the north) and San Diego County (to the south) approved the formation of Riverside County. Early business opportunities were linked to the agriculture industry but commerce, construction, manufacturing, transportation, and tourism also provided a healthy local economy. By the time of Riverside County's formation, Riverside had grown to become the wealthiest city per capita in the country due to the successful cultivation of the navel orange (American Local History Network: Riverside County, California 1998; Riverside County n.d.).

Project Area and Vicinity

In 1818, the priests of the San Luis Rey Mission gave Leandro Serrano, the son of a soldier who had accompanied Father Junipero Serra and the Portola expedition to San Diego, a permit to graze his cows in nearby areas. They asked him to live in the Temescal Valley because

he had good relationships with the Native Americans in the area and could prevent trouble between the tribes and the mission. Serrano got along so well with the Native Americans that he even organized hunts with them to exterminate various prowling animals, such as bears and mountain cats, which threatened the mission and its surrounding lands (Gunther 1984).

Rancho Temescal was originally named after the ancient Luiseño Indian *temescal*, or sweathouse, located on what became the rancho land. The original rancho consisted of a corral, some cows, oxen, horses, and a small garden. By 1826, Serrano had constructed an adobe on the property and had supplemented his ranch with fruit trees and additional cattle (Gunther 1984).

Although Serrano never held title to the land, his grazing permit was often used as a land title. Seven years after his death in 1852, Serrano's widow, Josefa Montalva de Serrano, and her children were granted four leagues of land referred to as Temescal based upon honoring Serrano's permit. In 1860, Abel Stearns began purchasing portions of Rancho Temescal in order to mine the tin located on the land. By 1861, Stearns owned the entire rancho (Gunther 1984).

Unfortunately for Stearns, in 1866, the United States Supreme Court ruled that the grazing permit that Serrano had used to prove ownership of his land did not stand. Stearns lost his entire investment in the property and the land was deemed by the court to be public domain. Josefa Montalvo de Serrano then applied for a patent of the land in 1887, which was granted. In 1898, Señora Serrano passed away, leaving the land to her daughters, who sold the land to the Riverside Land and Water Company to pay for the funeral before moving to Los Angeles. The land was later included in the El Sobrante de San Jacinto Rancho by the Supreme Court "floating" its boundaries (Gunther 1984).

3.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the CEQA criteria that a resource must meet in order to be determined important.

3.3.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

- 1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public

- Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:
 - a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
 - 4) The fact that a resource is not listed in, or determined eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:

- a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources;
- b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;
- c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC, as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

- 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
- 2) The requirement of CEQA and the Coastal Act.

3.4 Research Design

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the western portion of Riverside County and the city of Moreno Valley. The scope of work for the archaeological program conducted for the TTM 37060 Project included the survey of an approximately 9.4-acre area. Given the area involved in this Phase I survey, the research design for this project was limited and general in nature. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey-level investigations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project area discussed above.

Research Questions

- Can located cultural resources be situated with a specific time period, population, or individual?

- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principle research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with these primary research goals in mind:

- 1) To identify cultural resources occurring within the project;
- 2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
- 4) To provide recommendations for the treatment of each of the cultural resources identified.

4.0 METHODOLOGY

The cultural resources assessment conducted for the TTM 37060 Project consisted of a reconnaissance of the property by qualified archaeologists and an institutional records search. This archaeological study conformed to City of Moreno Valley environmental guidelines, and the statutory requirements of CEQA were followed in evaluating potential impacts.

4.1 Field Methodology

The cultural resources survey of the project was conducted on August 10, 2016. The survey of the entire approximately 9.4-acre property was an intensive pedestrian reconnaissance consisting of a series of parallel transects spaced at approximately five-meter intervals, which covered all areas of the project. Approximately 80 percent of the ground surface was visible during the survey. No constraints were encountered. Digital photographs were taken to document project conditions during the survey (see Section 5.2).

4.2 Records Search

The records search conducted by the EIC at UCR on June 30, 2016 was reviewed for an area of one mile surrounding the project in order to determine the presence of any previously recorded cultural resources. Results of the records search are provided in Appendix B and discussed in Section 5.1. The EIC also provided the standard review of the National Register of Historic Places and the Office of Historic Preservation Historic Property Directory. Land patent records held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office (GLO) website were also reviewed for pertinent project information. In addition, the BFSa research library was consulted for any relevant historical documents.

4.3 Report Preparation and Recordation

This report contains information regarding previous studies, statutory requirements for the project, and a brief description of the setting, research methods employed, and the overall results of the survey program and impact evaluation. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of this report will be placed at the EIC at UCR. Any newly recorded sites or sites requiring updated information will be recorded on the appropriate Department of Parks and Recreation (DPR) forms, which will be filed with the EIC.

4.4 Native American Consultation

BFSa requested a review of the Sacred Lands File by the NAHC on June 27, 2016 to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The search results received from the

NAHC on June 29, 2016 did not indicate that any Native American religious, ritual, or other special activities occurred at this location. In accordance with the recommendations of the NAHC, BFSa contacted all Native American consultants listed in the NAHC response letter on June 29, 2016. As of the date of this report, responses to the BFSa letters have been received from the Rincon Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians, the Pala Band of Mission Indians, and the Morongo Band of Mission Indians. The Morongo Band requested that a copy of the records search be provided to them and a tribal monitor be present for the initial survey of the property. Both the Agua Caliente Band and the Morongo Band noted that the project is within the bounds of Tribal Traditional Use Areas. Results of the review are provided in Appendix C and discussed in Section 5.1.

5.0 REPORT OF FINDINGS

5.1 Results of the Institutional Records Searches

A records search was conducted by the EIC at UCR on June 30, 2016, the results of which were reviewed by BFSa. The EIC reported that there are 22 cultural resources present within a one-mile radius of the project, none of which were recorded within the project boundaries (Table 5.1–1). The records search also indicated that there have been a total of 27 cultural resource studies conducted within a one-mile radius of the project, none of which involved the project.

Table 5.1–1
Cultural Resources Located Within
a One-Mile Radius of the TTM 37060 Project

Site	Description
RIV-857, RIV-3057, RIV-3133, RIV-3134, RIV-3135, RIV-3159, RIV-3223, RIV-3224, RIV-3227, RIV-3228, RIV-3229, RIV-3341, RIV-3342	Bedrock Milling Feature(s)
RIV-3248, RIV-3249	Historic Cistern
RIV-8087	Historic Orchard Complex
P-33-07283, P-33-14210, P-33-14211	Historic House
RIV-7991	Historic Irrigation
RIV-8149	Historic Structures
P-33-16788	Prehistoric Isolate

For the current project, the EIC reviewed the following historic sources:

- The National Register of Historic Places Index
- The Office of Historic Preservation, Archaeological Determinations of Eligibility
- The Office of Historic Preservation, Directory of Properties in the Historic Property Data File
- The 15' USGS *Riverside* topographic map (1901 and 1942)
- The 15' USGS *Perris* topographic map (1943)
- The 30' USGS *Elsinore* topographic map (1901)

These sources did not indicate the presence of any cultural resources within the project area. The nearest recorded resources were identified as either historic structures or bedrock milling features situated east and south of the current Area of Potential Effect (APE). The complete records search results are provided in Appendix B.

A request for a Sacred Lands File search was sent to the NAHC on June 27, 2016. The search results received from the NAHC on June 29, 2016 did not indicate that any Native American religious, ritual, or other special activities occurred at this location; however, the absence of positive results does not necessarily indicate the absence of cultural resources. Consequently, a cultural resources survey was conducted for the project.

Given the valley setting and lack of exposed bedrock outcrops for the project, predictive modeling would suggest that if prehistoric sites are present within the project, they will likely be artifact scatters or specialized resource processing loci that would have developed as a result of prehistoric resource extraction practices. In addition, any historic sites are likely to be surface deposits resulting from rural dumping practices.

5.2 Results of the Field Survey

The cultural resources survey took place on August 10, 2016. The survey was directed by Brian Smith with assistance from Clarence Hoff. The survey of the property was an intensive reconnaissance consisting of a series of parallel survey transects spaced at approximately five-meter intervals, which covered all areas of the project. The entire property was accessible and approximately 80 percent of the ground surface was visible.

The pedestrian survey indicated that the entirety of the project had been disturbed by repeated discing and general weed abatement activities. Photographs were taken to document project conditions at the time of the survey (Plates 5.2–1 and 5.2–2). The survey did not result in the identification of any cultural resources. The potential for buried or masked cultural deposits within the project is considered low based upon the lack of identified resources on this property and previous impacts to the property.



Plate 5.2-1: Overview of the project area, facing north.



Plate 5.2-2: Overview of the project area, facing south.

Attachment: Phase I Arch Assessment [Revision 1] (3451 : Proposal for a Zone Change from RA-2 to R5 and Tentative Tract Map 37643 to

6.0 RECOMMENDED MITIGATION

The Phase I cultural resources study of the TTM 37060 Project did not identify any historic or prehistoric sites within the project. In addition, no registered prehistoric or historic resources were recorded within the property boundaries and no previous surveys have involved portions of the current project based upon the records search results from the EIC at UCR.

The cultural resources study has provided information that forms the basis for the conclusion that the planned development of the TTM 30760 Project will not affect any cultural resources. No resource-specific mitigation measures are recommended as a condition of approval for this project. Mitigation monitoring of the grading of the TTM 37060 Project will not be required due to the absence of identified cultural resources and the very low potential for any buried cultural resources at this location. No additional studies or mitigation measures will be recommended as a result of this cultural resources study.

7.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Brian F. Smith
Principal Investigator

September 8, 2016

Date

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APPENDIX A
Qualifications of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.

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Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator Brian F. Smith and Associates, Inc.	1977–Present Poway, California
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Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—including project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—including project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).
- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
- 2012 Cultural Resources Report for Menifee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.

- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).
- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrifft Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.
- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Meniffee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.
- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Tracy A. Stropes, MA, RPA

Senior Project Archaeologist

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Education

Master of Arts, Anthropology, San Diego State University, California	2007
Bachelor of Science, Anthropology, University of California, Riverside	2000

Professional Memberships

Register of Professional Archaeologists
 Society for California Archaeology
 Archaeological Institute of America

Experience

Project Archaeologist Brian F. Smith and Associates, Inc.	March 2009–Present Poway, California
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Project Management of all phases of archaeological investigations for local, state, and federal agencies, field supervision, lithic analysis, National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations, and authoring/coauthoring of cultural resource management reports.

Archaeological Principal Investigator TRC Solutions	June 2008–February 2009 Irvine, California
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Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, MRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist Archaeological Resource Analysts	June 2006–May 2008 Oceanside, California
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As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist September 1996–June 2006
Gallegos & Associates Carlsbad, California

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist September 1993–September 1996
Macko Inc. Santa Ana, California

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician January 1993–September 1993
Chambers Group Inc. Irvine, California

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician May 1992–September 1992
John Minch and Associates San Juan Capistrano, California

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Reports/Papers

Principal Author

- 2012 A Class III Cultural Resources Study for the USGS Creepmeter Project; July 20, 2012; Tracy Stropes and Brian Smith.
- 2011 Results of the Mitigation Monitoring Program for the Mission Brewery Villas Project City of San Diego (Project No. 52078) / April 9, 2012 / Tracy A. Stropes.
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project; June 7, 2012; Tracy A. Stropes and Brian F. Smith.
- 2011 Mitigation Monitoring Report for the Sewer and Water Group 768 Project; April 10, 2012; Tracy A. Stropes and Brian F. Smith.
- 2010 A Phase I Cultural Resource Study for the Butterfield Residence Project, La Jolla, California / January 17, 2011 / Tracy A. Stropes and Brian F. Smith.
- 2010 A Cultural Resources Literature Review for the 11099 North Torrey Pines Road Project, San Diego, California; November 17, 2010; Tracy A. Stropes and Brian F. Smith.
- 2010 A Cultural Resource Monitoring Report for the Eichen Residence Project, San Diego, California, Project No. 191775 / August 17, 2011 / Tracy A. Stropes.

- 2010 Phase I Cultural Resources Survey for the San Jacinto Poultry Ranch Storage Building Project; November 11, 2010; Tracy Stropes and Brian Smith.
- 2010 Cultural Resource Monitoring Report for the Salvation Army Vehicle Storage Area Project; 1015 West 12th Street, City of San Diego; Project #217113; December 5, 2011, Tracy A. Stropes, Principal Investigator.
- 2010 Cultural Resource Monitoring Report for the Sunset Cliffs Trunk Sewer Project, City of San Diego, Project No. 178901, January 5, 2012, Tracy A. Stropes.
- 2010 Mitigation Monitoring Report for the Sewer Group 682 Project; April 16, 2012; Tracy A. Stropes and Brian F. Smith.
- 2010 A Phase III Cultural Resource Data Recovery Program for CA-SDI-16986, Hidden Meadows, San Diego County, California (TPM 20794) Tracy A. Stropes and Brian F. Smith.
- 2010 Research Design, Data Recovery Program, and Mitigation, Monitoring, and Reporting Program for 1900 Spindrift Drive La Jolla, California; APN 346-44-05; January 26, 2011; Tracy Stropes and Brian F. Smith.
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project La Jolla California, Project No. 214654; L64A-003A; APN 346-44-04; January 26, 2011; Tracy Stropes and Brian F. Smith.
- 2009 An Archaeological Assessment for the Rivera-Placentia Project, City of Riverside, California. Prepared for Riverside Construction Company.
- 2009 Cultural Resource Data Recovery Plan for the North Ocean Beach Gateway Project. Prepared for the City of San Diego and KTU+A.
- 2009 Cultural Resource Letter Report for the Borrego Substation Feasibility Study, Borrego Springs, California. Prepared for RBF Consulting.
- 2009 A Cultural Resource Study for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Martin Architects Inc.
- 2008 Phase I Cultural Resource Survey for the 28220 Highridge Road Development Project, Rancho Palos Verdes, California. Prepared for REC Development.
- 2008 Wild Goose Expansion 3 Project Butte County, California Colusa County, California. Prepared for Niska Gas Storage LLC.
- 2008 Class III Cultural Resource Survey for the Burlington Northern Santa Fe Four Railway Bridge Renewal Project San Bernardino County, California. Prepared for BNSF Railway Company.
- 2008 I-80 Colfax Site Cultural Resource Records Search Report, Placer County California. Prepared for Granite Construction Company.
- 2008 I-80 Gold Run Site Cultural Resource Records Search Report, Placer County California. Prepared for Granite Construction Company.
- 2008 Cultural Resource Monitoring at 31431 Camino Capistrano, San Juan Capistrano California. Prepared for Herman Weissker, Inc.

- 2008 Cultural Resource Inventory for the Snow White Pumice Mine, Hinkley California. Prepared for U.S. Mining and Minerals Corporation.
- 2007 Nodule Industries of North Coastal San Diego: Change and Stasis in 10,000 Years of Lithic Technology. Masters Thesis on file, San Diego State University.
- 2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.
- 2007 Phase I Archaeological Assessment for APN 104-200-09, Beumont, California. Prepared for Mary Chan.
- 2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.
- 2006 Carlsbad Municipal Golf Course Data Recovery Program for CA-SDI-8694, and Indexing and Preservation Program Study for CA-SDI-8303 and CA-SDI-8797 Locus C, City of Carlsbad, CA. Prepared for City of Carlsbad.
- 2005 Grand Pacific Resorts Data Recovery and Index Sample Program for CA-SDI-8797, Area A, City of Carlsbad, CA. Prepared for Grand Pacific Resorts Inc.
- 2004 "Near the Harris Site Quarry" Cultural Resource Data Recovery and Preservation Program for CA-SDI-13028, San Diego County, California. Prepared for Harbrecht Development, L.P.
- 2004 Cultural Resource Survey and Boundary Test Report for the Lilac Ranch Project, San Diego County, California. Prepared for Empire Companies.
- 2003 Cultural Resource Data Recovery and Preservation Program for CA-SDI-12027, San Diego County, California. Prepared for Harbrecht Development Inc.
- 2002 Data Recovery Program for the Pacbell Site CA-SDI-5633, San Marcos, California. Prepared for Joseph Wong Design Associates.
- 2001 McCrink Ranch Cultural Resource Test Program Additional Information for Selected Sites, San Diego County, California. Prepared for Shapouri & Associates.
- 2001 The Quail Ridge Project Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning, Inc.
- 2000 Cultural Resource Survey and Evaluation for the North Sand Sheet Full Buildout Program, Owens Lake, California. Prepared for CH2MHill.
- 1995 Final Report: Archaeological Investigations Conducted for the Abalone Cove Dewatering Wells, City of Rancho Palos Verdes Los Angeles County, California. Prepared for the City of Rancho Palos Verdes, Environmental Services.
- 1995 Final Report: A Class III Intensive Survey of a 100-Acre Sand and Gravel Mining Area, Imperial County, California. Prepared for the Lilburn Corporation.
- 1994 Final Report: Data Recovery Excavations at Five Late Prehistoric Archaeological Sites Along the Los Trancos Access Road, Newport Coast Planned Community, Orange County, California. Prepared for the Coastal Community Builders, a division of The Irvine Company.

Contributing Author

- 2008 Lithic Analysis for Thirteen Sites Along the Transwestern Phoenix Expansion Project, Loops A and B. Prepared for Transwestern Pipeline Company, LLC.
- 2005 Cultural Resource Survey and Testing for the Star Ranch Property, San Diego, California.
- 2004 Cultural Resource Test Report for the Palomar Point Project: Site CA-SDI-16205, Carlsbad, California. Prepared for Lanikai Management Corp.
- 2004 Cultural Resource Survey and Test Report for the Canyon View Project, Carlsbad, California. Prepared for Shapouri & Associates.
- 2004 Cultural Resource Test Report for the Yamamoto Property: Site SDM-W-2046, Carlsbad, California. Prepared for Cunningham Consultants, Inc.
- 2004 Historical Resources Report for the Kuta and Mascari Properties, Otay Mesa, California. Prepared for Centex Homes.
- 2004 Cultural Resource Monitor and Test Report for the Encina Power Plant Project, Carlsbad, California. Prepared for Haley & Aldrich, Inc.
- 2004 Cultural Resource Test Report for Site CA-SDI-16788, Otay Mesa, California. Prepared for Otay Mesa Property, L.P.
- 2004 Cultural Resource Survey and Test Report for the Lonestar Project, Otay Mesa, San Diego County, California. Prepared for Otay Mesa Property, L.P.
- 2003 Cultural Resource Mitigation Program for the Torrey Ranch Site CA-SDI-5325, San Diego, California. Prepared for Garden Communities.
- 2003 Cultural Resource Survey and Test Report for the Johnson Canyon Parcel, Otay Mesa, San Diego County, California. Prepared for Otay Mesa Property, L.P.
- 2002 Cultural Resource Data Recovery Plan for the Shaw Project: Sites CA-SDI-13025 and CA-SDI-13067, San Diego County, California. Prepared for Shapouri & Associates.
- 2001 Archaeological Test Program for CA-SDI-14112 Mesa Norte Project, San Diego, California. Prepared for Hunsaker & Associates.
- 2001 The Vista-Oceanside Cultural Resource Survey and Test Program, Vista, California. Prepared for Shapouri & Associates.
- 2001 Cultural Resource Test Program for the Wilson Property, Carlsbad, California. Prepared for the City of Carlsbad.
- 2001 Cultural Resource Test Plan for the Oceanside-Escondido Project, County of San Diego, California. Prepared for Dudek & Associates.
- 2001 Cultural Resource Test Program for the Kramer Junction Expansion Project Adelanto, California. Prepared for AMEC.
- 2001 Cultural Resource Test Program for CA-SDI-12508 San Diego, California (LDR. No. 99-1331). Prepared for Garden Communities.

- 2000 Archaeological Testing of Prehistoric Sites CASDI-14115 and CA-SDI-14116 for The Mesa Grande Project, San Diego, California. Prepared for Solana Mesa Partners, LLC.
- 2000 Cultural Resource Survey and Test Report for the Wetmore Property, Otay Mesa, San Diego County, California. Prepared for Mr. Andy Campbell.
- 2000 The Torrey Ranch Cultural Resource Test Program, San Diego County, California. Prepared for Garden Communities.
- 2000 Cultural Resource Test Results for the Otay Mesa Generating Project. Prepared for the California Energy Commission and Otay Mesa Generating Company, LCC.
- 2000 The Eternal Hills Cultural Resource Survey and Test Program, City of Oceanside, California. Prepared for Eternal Hills Memorial Park.
- 2000 The Quail Ridge Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning Inc.
- 2000 Cultural Resource Testing Program for CA-SDI-5652/H and CA-SDI-9474H SR 78/Rancho Del Oro Interchange Project, Oceanside, California. Prepared for Tetrattech Inc.
- 2000 Cultural Resource Test Results for a Portion of CA-SDI-8654 (Kuebler Ranch) Otay Mesa, San Diego County, California. Prepared for Shapouri & Associates.
- 2000 Historical/Archaeological Monitoring and Data Recovery Program for Prehistoric Site CA-SDI-48, Locus C Naval Base Point Loma, San Diego, California. Prepared for Department of the Navy, Southwest Division.
- 2000 Cultural Resource Evaluation Report for the Palomar College Science Building Project San Marcos, California. Prepared for Parsons Engineering Science Inc.
- 1999 Cultural Resource Monitoring Report for the Village of Ystagua Water Main Break City of San Diego, California. Prepared for the City of San Diego Water Department.
- 1999 The Effect of Projectile Point Size on Atlatl Dart Efficiency in Lithic Technology Vol. 24, No 1 p (27-37).
- 1999 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project, San Marcos, California. Prepared for City of San Marcos.
- 1999 5000 Years of Occupation: Cultural Resource Inventory and Assessment Program for the Carlsbad Municipal Golf Course Project City of Carlsbad, California. Prepared or Cotton/Beland/Associates, Inc.
- 1999 Silver Oaks Estates Cultural Resource Enhanced Survey and Test Report for a Portion of CA-SDI-7202 San Diego, California. Prepared for Helix Environmental Planning Inc.
- 1999 Historical Archaeological Test of a portion of CA-SDI-8303 for the Faraday Road Extension Carlsbad, California. Prepared for the City of Carlsbad.
- 1999 Cultural Resource Literature Review for the North Coast Transportation Study Arterial Streets Alternative San Diego County, California. Prepared for MLF/San Diego Association of Govt.

- 1998 Archaeological Test Report for a Portion of CA-SDI-9115/SDM-W-122 Carlsbad, California. Prepared for Industrial Developments International.
- 1998 Rainforest Ranch Cultural Resource Survey and Significance Test for Prehistoric Sites CA-SDI-14932, CA-SDI-14937, CA-SDI-14938, and CA-SDI-14946 County of San Diego, California. Prepared for Boys and Girls Club of Inland North County.
- 1998 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project San Marcos, California.
- 1998 Final Report: Cultural Resource Survey Report for the Sterling Property, Carlsbad, California. Prepared for SPT Holdings LCC.
- 1996 Final Report: Archaeological Survey and Test for the Huber Property Carlsbad, California. Prepared for Gene Huber.
- 1996 Final Report: Results of Phase II Test Excavations and Phase III Data Recovery Excavations at Nine Archaeological Sites Within the Newport Coast Planned Community Phase III Entitlement Area, San Joaquin Hills, Orange County, California. Prepared for Coastal Community Builders, a division of The Irvine Company.
- 1995 Preliminary Report: Phase II Test Results From Nine Prehistoric Archaeological Sites Within The Proposed Upper Newport Bay Regional County Park. Prepared for EDAW, Inc.
- 1995 Final Report: A Phase II Test Excavation at CA-ORA-136, Block 800 City of Newport Beach, Orange County California. Prepared for the Irvine Apartment Communities, a division of The Irvine Company.

Presentations

- 2004 Guest Lecturer and Flintknapping Demonstration Mission San Luis Rey Band of Mission Indians Annual Inter-tribal Pow-Wow. Mark Mojado, Tribal Contact.
- 2003 Steep Edge Unifacial Tools of Otay Mesa: An Analysis of Edge Types from CA SDI-7215 SCA Southern California Data Sharing Meetings
- 2001 Identification of Late Period Behavior Patterns in Elfin Forest: Three Sites in Northern San Diego County.
- 2001 Society for California Archaeology Data Sharing Meetings, San Luis Obispo, California.
- 1996 Trans-Tehachapian Lithic Trade at the Canebreak/Sawtooth Transition. Thirteenth Annual Meeting, Society of California Archaeology, Bakersfield, California.
- 1994 Point Size and Atlatl Dart Efficiency. Twenty Fourth Annual Meeting, Great Basin Anthropological Conference, Elko, Nevada.
- 1994/96 Guest Lecturer and Flint Knapping Instruction - Archaeological Field Class Fall Semester ,Cypress College, Cypress, California. Paul Langenwalter/Henry C. Koerper, Directors.
- 1994/95 Annual Guest Lecturer - "Living History Days" at the Mission, Mission San Juan Capistrano, San Juan Capistrano, California.

APPENDIX B**Archaeological Records Search Results**

(Deleted for Public Review; Bound Separately)

APPENDIX C
NAHC Sacred Lands File Search Results



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

June 27, 2016

For: Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, California 95814

From: Kris Reinicke
Brian F. Smith and Associates Inc.
14010 Poway Rd. Suite A
Poway, CA 92064

Re: Request for a Sacred Lands File records search for the TTM 37060 Project,
Moreno Valley, California.

I am writing to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the TTM 37060 (16-125) Project: an archaeological assessment requested by the City of Moreno Valley for development of a residential subdivision on a 9.4 acre parcel. The project is located south of Cottonwood Avenue, between Lasselle Street and Darwin Drive in Moreno Valley, Riverside County, California. Specifically, the property is located in Section 9 of Township 03 South and Range 03 West in the USGS *Sunnymead* Quadrangle (APN: 487-461-006). A copy of the project map showing the project area and a 1 mile search radius buffer as well as the corresponding shapefile depicted thereon, has been included for your records.

Sincerely,

Kris Reinicke
Archaeologist/GIS Specialist
Phone: 858-484-0915
Email: kris@bfsa-ca.com

Attachments:

- USGS 7.5 *Sunnymead*, California topographic maps with project area delineated.
- Project Area Shapefile (.zip)

Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION
915 Capitol Mall, RM 364 Sacramento, CA 95814 (916) 653-4082
(916) 657-5390 – Fax
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: The TTM 37060 Project

County: Riverside

USGS Quadrangle Name: *Sunnymead*

Township: 03S Range: 03W

Company/Firm/Agency: Brian F. Smith and Associates Inc.

Contact Person: Kris Reinicke

Street Address: 14010 Poway Road, Suite A

City: Poway Zip: 92064

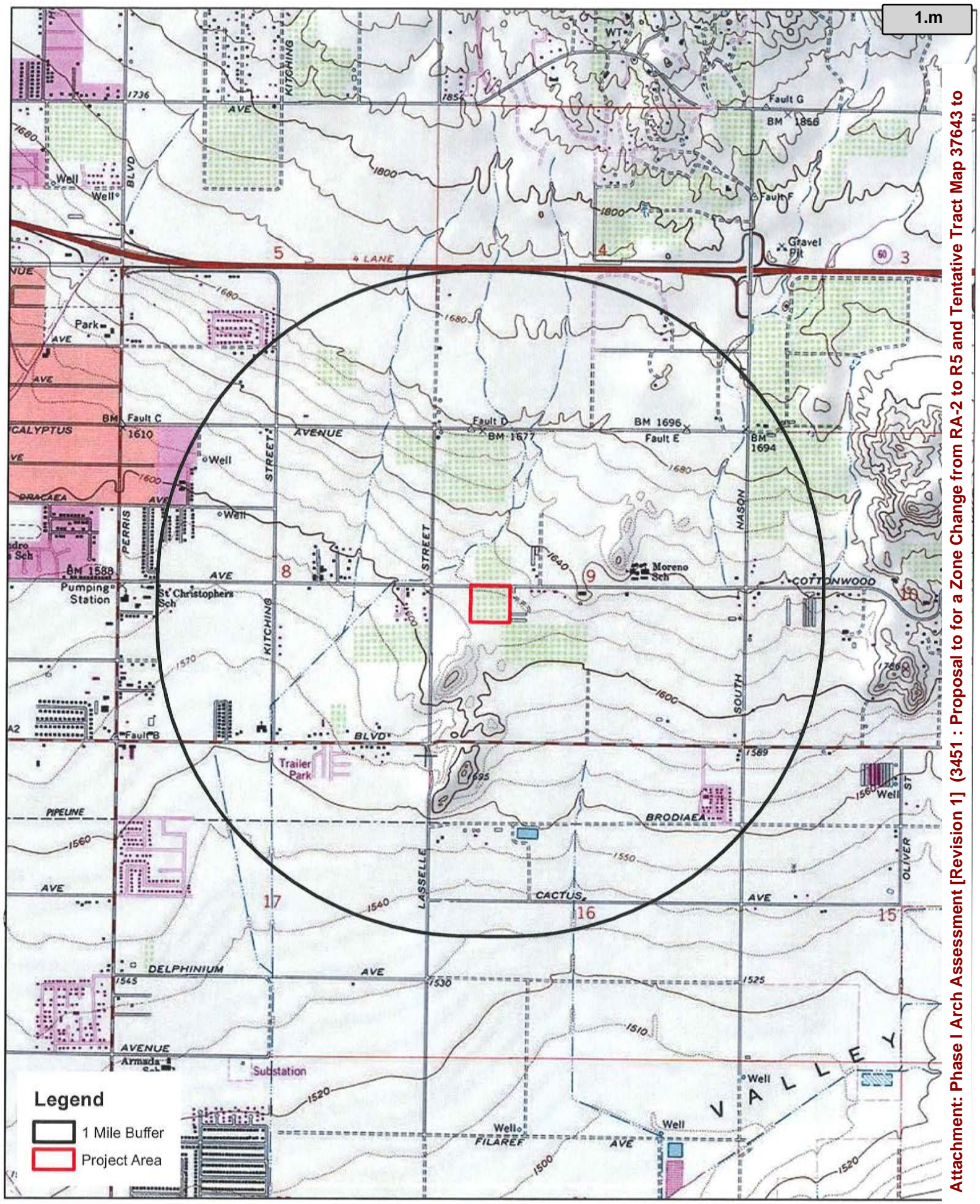
Phone: 858-484-0915

Fax: 858-679-9896

Email: kris@bfsa-ca.com

Project Description:

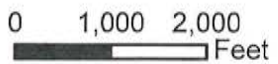
The project is for the TTM 37060 (16-125) Project: an archaeological assessment requested by the City of Moreno Valley for development of a residential subdivision on a 9.4 acre parcel. The project is located south of Cottonwood Avenue, between Lasselle Street and Darwin Drive in Moreno Valley, Riverside County, California. Specifically, the property is located in Section 9 of Township 03 South and Range 03 West in the USGS *Sunnymead* Quadrangle (APN: 487-461-006). A copy of the project map showing the project area and a 1 mile search radius buffer as well as the corresponding shapefile depicted thereon, has been included for your records.



Attachment: Phase I Arch Assessment [Revision 1] (3451 : Proposal for a Zone Change from RA-2 to R5 and Tentative Tract Map 37643 to

Legend

- 1 Mile Buffer
- Project Area



The TTM 37060 Project

USGS Sunnymead Quadrangle (7.5 minute map)

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



June 29, 2016

Kris Reinicke
Brian F. Smith and Associates, Inc

Sent by Email: kris@bfsa-ca.com

RE: Proposed TTM 37060 Archaeological Assessment Project, City of Moreno Valley;
Sunnymead USGS Quadrangle, Riverside County, California

Dear Ms. Reinicke:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Contact List
Riverside County
June 28, 2016**

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway Cahuilla
Indio , CA 92203
(760) 342-2593

(760) 347-7880 Fax

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairman
P.O. Box 189 Cahuilla
Warner Springs , CA 92086
Chapparosa@msn.com
(760) 782-0711

(760) 782-0712 Fax

Pala Band of Mission Indians
Shasta Gaughen, PhD, THPO
PMB 50, 35008 Pala Temecula Rd. Luiseno
Pala , CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

(760) 742-3189 Fax

Pauma Band of Luiseno Indians - Pauma & Yuima
Temet Aguilar, Chairperson
P.O. Box 369, Ext. 303 Luiseno
Pauma Valley , CA 92061
(760) 742-1289

(760) 742-3422 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
pmacarro@pechanga-nsn.gov
(951) 770-8100

(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Daniel Salgado, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Pres. Officer
1 West Tribal Road Luiseno
Valley Center , CA 92082
vwhipple@rincontribe.org
(760) 749-1051

(760) 749-5144

San Manuel Band of Mission Indians
Lynn Valbuena, Chairwoman
26569 Community Center Serrano
Highland , CA 92346
(909) 864-8933

(909) 864-3370 Fax

Soboba Band of Luiseno Indians
Carrie Garcia, Cultural Resources Manager
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

(951) 654-4198 Fax

Torres-Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O. Box 1160 Cahuilla
Thermal , CA 92274
tmchair@torresmartinez.org
(760) 397-0300

(760) 397-8146 Fax

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person or agency of statutory responsibility as defined in Public Resources Code Sections 21080.3.1 Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed TTM 37060 Project; City of Moreno Valley; Sunnymead USGS Quadrangle, Riverside County, California.

**Native American Contact List
Riverside County
June 28, 2016**

Santa Rosa Band of Mission Indians
Steven Estrada, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700

(951) 659-2228 Fax

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 846 Cahuilla
Coachella , CA 92236
(760) 398-4722
(760) 369-7161 Fax

Morongo Band of Mission Indians
Denisa Torres, Cultural Resources Manager
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
dtorres@morongo-nsn.gov
(951) 849-8807
(951) 572-6004 Fax
(951) 572-6004 Fax

San Manuel Band of Mission Indians
Daniel McCarthy, M.S., Director-CRM Dept.
26569 Community Center Drive Serrano
Highland , CA 92346
dmccarthy@sanmanuel-nsn.gov
(909) 864-8933 Ext 3248

(909) 862-5152 Fax

Pauma Band of Luiseno Indians - Pauma & Yuima
Bennae Calac
P.O. Box 369 Luiseno
Pauma Valley , CA 92061
bennaecalac@aol.com
(760) 617-2872

(760) 742-3422 Fax

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center , CA 92082
bomazzetti@aol.com
(760) 749-1051

(760) 749-5144

Cabazon Band of Mission Indians
Judy Stapp, Director of Cultural Affairs
84-245 Indio Springs Parkway Cahuilla
Indio , CA 92203
jstapp@cabazonindians-nsn.gov
(760) 342-2593

(760) 347-7880 Fax

Los Coyotes Band of Cahuilla and Cupeno Indians
Janice Elzendinga, Tribal Administrator
P.O. Box 189 Cahuilla
Warner Springs , CA 92086
(760) 782-0711

(760) 782-2701 Fax

Los Coyotes Band of Cahuilla and Cupeno Indians
John, Perada, Environmental Director
P.O. Box 189 Cahuilla
Warner Springs , CA 92086
(760) 782-0712

(760) 782-2730 Fax

Ramona Band of Cahuilla Indians
Manuel Hamilton, Vice Chairperson
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

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**Native American Contact List
Riverside County
June 28, 2016**

Ramona Band of Mission Indians
John Gomez, Environmental Coordinator
P.O. Box 391670 Cahuilla
Anza, CA 92539
Jgomez@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive Luiseno
Vista, CA 92081
cjmojado@slrmissionindians.org
(760) 724-8505

(760) 724-2172 Fax

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive Luiseno
Vista, CA 92081 Cupeno
cjmojado@slrmissionindians.org
(760) 724-8505

(760) 724-2172 Fax

Santa Rosa Band of Mission Indians
Terry Hughes, Tribal Administrator
P.O. Box 391820 Cahuilla
Anza, CA 92539
thughes@santarosacahuilla-nsn.gov
(951) 659-2700

(951) 659-2228 Fax

Kupa Cultural Center (Pala Band)
Shasta Gaughen, Assistant Director
PMB 50, 35008 Pala Temecula Rd. Luiseno
Pala, CA 92059
sgaughen@palatribe.com
(760) 891-3515

(760) 742-4543 Fax

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA 92264
(760) 699-6800

(760) 699-6919 Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning, CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
striplett@pechanga-nsn.gov
(951) 770-6000

(951) 695-1778 Fax

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76 Luiseno
Pauma Valley, CA 92061
(760) 742-3771

(760) 742-3779 Fax

Serrano Nation of Mission Indians
Goldie Walker, Chairperson
P.O. Box 343 Serrano
Patton, CA 92369
(909) 528-9027
(909) 528-9032

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed TTM 37060 Project; City of Moreno Valley; Sunnymead USGS Quadrangle, Riverside County, California.

**Native American Contact List
Riverside County
June 28, 2016**

Agua Caliente Band of Cahuilla Indians THPO
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive Cahuilla
Palm Springs , CA 92264
ACBCI-THPO@aguacaliente.net
(760) 699-6907
(760) 567-3761 Cell
(760) 699-6924 Fax

Augustine Band of Cahuilla Mission Indians
Karen Kupcha
P.O. Box 849 Cahuilla
Coachella , CA 92236
(760) 398-4722

Pauma Band of Luiseno Indians - Pauma & Yuima
Charles Devers, Cultural Committee
P.O. Box 369, Ext. 317 Luiseno
Pauma Valley , CA 92061
(760) 742-1289

(760) 742-3422 Fax

Cahuilla Band of Indians
Daniel Salgado, Chairperson
P.O. Box 391760 Cahuilla
Anza , CA 92539
Chairman@cahuilla.net
(951) 763-5549
(951) 763-2808

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
(951) 770-8104

(951) 694-0446 Fax

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581 Cahuilla
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137
(951) 654-4198 Fax

Pala Band of Mission Indians
Robert H. Smith, Chairperson
12196 Pala Mission Road Luiseno
Pala , CA 92059 Cupeno
rsmith@palatribe.com
(760) 891-3500

(760) 742-3189 Fax

Torres-Martinez Desert Cahuilla Indians
Michael Mirelez, Cultural Resource Coordinator
P.O. Box 1160 Cahuilla
Thermal , CA 92274
mmirelez@tmdci.org
(760) 399-0022, Ext. 1213

(760) 397-8146 Fax

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed TTM 37060 Project; City of Moreno Valley; Sunnymead USGS Quadrangle, Riverside County, California.



July 7, 2016

Judy Stapp
 Director of Cultural Affairs
 Cabazon Band of Mission Indians
 84-245 Indio Springs Parkway
 Indio, California 92203

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Stapp:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Karen Kupcha
 Augustine Band of Cahuilla Mission Indians
 P.O. Box 849
 Coachella, California 92236

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Kupcha:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Lynn Valbuena
 Chairwoman
 San Manuel Band of Mission Indians
 26569 Community Center Drive
 Highland, California 92346

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Valbuena:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Amanda Vance
 Chairperson
 Augustine Band of Cahuilla Mission Indians
 P.O. Box 846
 Coachella, California 92236

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Vance:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Anna Hoover
Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, California 92593

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Hoover:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Bennae Calac
Pauma Band of Luiseño Indians – Pauma & Yuima
P.O. Box 369
Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Calac:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Bo Mazzetti
Chairperson
Rincon Band of Mission Indians
1 West Tribal Road
Valley Center, California 92082

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Mazzetti:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Carrie Garcia
Cultural Resources Manager
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, California 92581

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Garcia:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Charles Devers
Cultural Committee
Pauma Band of Luiseño Indians – Pauma & Yuima
P.O. Box 369
Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Devers:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Daniel McCarthy, M.S.
 Director – CRM Department
 San Manuel Band of Mission Indians
 26569 Community Center Drive
 Highland, California 92346

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. McCarthy:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Daniel Salgado
Chairman
Ramona Band of Cahuilla Mission Indians
P.O. Box 391670
Anza, California 92539

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

Dear Mr. Salgado:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Denisa Torres
Cultural Resources Manager
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, California 92220

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Torres:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Doug Welmas
Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, California 92203

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

Dear Mr. Welmas:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Goldie Walker
Chairperson
Serrano Nation of Mission Indians
P.O. Box 343
Patton, California 92369

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Walker:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Janice Elzendnga
 Tribal Administrator
 Los Coyotes Band of Cahuilla and Cupeño Indians
 P.O. Box 189
 Warner Springs, California 92086

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Elzendnga:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Jeff Grubbe
Chairperson
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, California 92264

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Grubbe:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

Jim McPherson
Tribal Historic Preservation Officer
Rincon Band of Mission Indians
1 West Tribal Road
Valley Center, California 92082

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. McPherson:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

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July 7, 2016

John Gomez
Environmental Coordinator
Ramona Band of Mission Indians
P.O. Box 391670
Anza, California 92539

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Gomez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

John Perada
 Environmental Director
 Los Coyotes Band of Cahuilla and Cupeño Indians
 P.O. Box 189
 Warner Springs, California 92086

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Perada:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Joseph Ontiveros
Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, California 92581

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

Dear Mr. Ontiveros:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Manuel Hamilton
 Vice Chairperson
 Ramona Band of Cahuilla Indians
 P.O. Box 391670
 Anza, California 92539

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Hamilton:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Mark Macarro
 Chairperson
 Pechanga Band of Mission Indians
 P.O. Box 1477
 Temecula, California 92593

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Macarro:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Mary Resvaloso
 Chairperson
 Torres-Martinez Desert Cahuilla Indians
 P.O. Box 1160
 Thermal, California 92274

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Resvaloso:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Michael Mirelez
 Cultural Resource Coordinator
 Torres-Martinez Desert Cahuilla Indians
 P.O. Box 1160
 Thermal, California 92274

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Mr. Mirelez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Patricia Garcia-Plotkin
 Director
 Agua Caliente Band of Cahuilla Indians THPO
 5401 Dinah Shore Drive
 Palm Springs, California 92264

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Ms. Garcia-Plotkin:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Paul Macarro
Cultural Resources Manager
Pechanga Band of Mission Indians
P.O. Box 1477
Temecula, California 92593

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

Dear Mr. Macarro:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Robert H. Smith
 Chairperson
 Pala Band of Mission Indians
 12196 Pala Mission Road
 Pala, California 92059

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Mr. Smith:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Robert Martin
 Chairperson
 Morongo Band of Mission Indians
 12700 Pumarra Road
 Banning, California 92220

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Martin:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Shane Chapparosa
 Chairman
 Los Coyotes Band of Mission Indians
 P.O. Box 189
 Warner Springs, California 92086

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Mr. Chapparosa:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Shasta Gaughen
 Assistant Director
 Kupa Cultural Center (Pala Band)
 35008 Pala Temecula Road, PMB 50
 Pala, California 92059

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Gaughen:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Shasta Gaughen, Ph.D.
 Tribal Historic Preservation Officer
 Pala Band of Mission Indians
 35008 Pala Temecula Road, PMB 50
 Pala, California 92059

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Ms. Gaughen:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Steven Estrada
 Chairman
 Santa Rosa Band of Mission Indians
 P.O. Box 391820
 Anza, California 92539

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Mr. Estrada:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Temet Aguilar
 Chairperson
 Pauma Band of Luiseño Indians – Pauma and Yuima
 P.O. Box 369
 Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
 Riverside County, California

Dear Mr. Aguilar:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

Thomas Rodriguez
 Chairperson
 La Jolla Band of Luiseño Indians
 22000 Highway 76
 Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Rodriguez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Terry Hughes
Tribal Administrator
Santa Rosa Band of Mission Indians
P.O. Box 391820
Anza, California 92593

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Hughes:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, California 92081

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

To Whom It May Concern:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



July 7, 2016

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive
Vista, California 92081

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project,
Riverside County, California

To Whom It May Concern:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

July 7, 2016

Daniel Salgado
 Chairperson
 Cahuilla Band of Indians
 P.O. Box 391760
 Anza, California 92539

Subject: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear Mr. Salgado:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the TTM 37060 Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in Riverside County, California, and includes the development of an approximately 9.4-acre parcel into a residential subdivision. The lot is currently undeveloped. The project area can be found south of Cottonwood Avenue, between Lasselle Street and Darwin Drive, in the city of Moreno Valley, California. Specifically, this project is located in Section 9 of the USGS 7.5-minute *Sunnymead, California* topographic quadrangle (Township 03 South, Range 03 West). Please find enclosed sections of the USGS *Sunnymead* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate TTM 37060 Project area, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Moreno Valley directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
 Senior Project Archaeologist
 tstropes@bfsa-ca.com

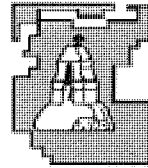
Attachment:

USGS 7.5-minute *Sunnymead, California* topographic map with project area delineated

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

760-891-3510 Office | 760-742-3189 Fax



July 12, 2016

Tracy A. Stropes
Brian F. Smith and Associates, Inc.
14010 Poway Rd., Suite A
Poway, CA 92064

Re: TTM 37060 Project

Dear Mr. Stropes:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO **SHASTA C. GAUGHEN** AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

**MORONGO CULTURAL
HERITAGE PROGRAM**

12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004

MORONGO
BAND OF
MISSION
INDIANS



Date: July 25, 2016

Re: Information regarding Native American cultural resources on or near the TTM 37060 Project, Riverside County, California

Dear,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
Brian F. Smith and Associates

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The tribe greatly appreciates the opportunity to comment on the project. After reviewing our records and consulting with our tribal elders and cultural experts, we would like to respectfully offer the following comments and/or recommendations:

- The project is outside of the Tribe's current reservation boundaries and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). We recommend contacting the appropriate tribes who have cultural affiliation to the project area. We have no further comments at this time.
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time, we are not aware of any cultural resources on the property; however, that is not to say there is nothing present. At this time, we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment).
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment). Furthermore, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the CHRIS (California Historical Resources Information System) Archaeological Information Centers and have a copy of the search results be provided to the tribe.
 - A comprehensive archaeological survey be conducted of the proposed project property and any APE's (Areas of Potential Effect) within the property. We would also like to request that a tribal monitor be present during the initial pedestrian survey and that a copy of the results be provided to the tribe as soon as it can be made available.

- ___ Morongo would like to request that our tribal monitors be present during any test pit or trenching activities and any subsequent ground disturbing activities during the construction phase of the project.

- ___ The project is located with the current boundaries of the Morongo Band of Mission Indians Reservation. Please contact the Morongo Band of Mission Indians planning department for further details.

Once again, the Morongo Band of Mission Indians appreciates the opportunity to comment on this project. Please be aware that receipt of this letter does not constitute “meaningful” tribal consultation nor does it conclude the consultation process. This letter is merely intended to initiate consultation between the tribe and lead agency, which may be followed up with additional emails, phone calls or face-to-face consultation if deemed necessary. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Standard Development Conditions

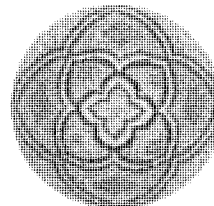
The Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

1. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
2. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
 - a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians.
 - b. If requested by the Tribe¹, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-024-2016-005

July 11, 2016

[VIA EMAIL TO:tstropes@bfsa-ca.com]
 Brian F. Smith and Associates, Inc.
 Ms. Tracy Stropes
 14-010 Poway Road, Suites A
 Poway, CA 92064

Re: TTM 37060

Dear Ms. Tracy Stropes,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Cottonwood Residential Subdivision project. A records check of the ACBCI cultural registry revealed that the project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since the project is in an area where the ground surface has been highly disturbed by past development and there are no known cultural resources in the area, we have no concerns regarding this project. This letter shall conclude our consultation efforts.

*At this time ACBCI defers to Soboba. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

Katie Croft
 Archaeologist
 Tribal Historic Preservation Office
 AGUA CALIENTE BAND
 OF CAHUILLA INDIANS

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



July 11, 2016

Tracy Stropes
Brian F. Smith and Associates
14010 Poway Road, Suite A
Poway, CA 92064

Re: TTM 37060 Project

Dear Ms. Stropes:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the TTM 37060 Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

Attachment: Phase I Arch Assessment [Revision 1] (3451 : Proposal to for a Zone Change from RA-2 to R5 and Tentative Tract Map 37643 to