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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

RAY L. BAKER  
Vice Chairperson

JEFFREY SIMS  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# **PLANNING COMMISSION Regular Meeting**

## **Agenda**

**Thursday, March 11, 2021 at 7:00 PM**

### **TELECONFERENCED MEETING**

**[Pursuant to Governor Executive Order N-29-20]**

**There Will Not Be a Physical Location for Attending the Meeting**

**The Public May Observe the Meeting and Offer Public Comment As Follows:**

#### **STEP 1**

**Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)**

#### **STEP 2**

**Get Meeting ID Number, Password and On the List to Speak by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206, no later than 6:00 p.m. on Thursday, March 11, 2021**

#### **STEP 3**

**Select Audio Source**

**Computer Speakers/Microphone or Telephone**

#### **STEP 4**

**Public Comments May be Made Via Zoom**

*During the Meeting, the Chairperson Will Explain the Process for Submitting Public Comments*

#### **ALTERNATIVE**

**If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at [www.moval.org](http://www.moval.org) or YouTube**

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*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 the 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.*

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS PROCEDURE**

*During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.*

**PUBLIC COMMENTS ON ANY ITEM NOT ON THE AGENDA**

**CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.*

- 1. Planning Commission Minutes – Regular Meeting – February 11, 2021 7:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case: PEN20-0057 Plot Plan
- Applicant: Apollo IV Development Group
- Property Owner: Apollo IV Development Group
- Representative: Joe Holasek
- Location: 21644 Dracaea Avenue (west of Edgemont Street)  
APN's 263-132-016 and 263-132-017
- Case Planner: Julia Descoteaux
- Council District: 1
- Proposal: A Plot Plan for the construction of a 49-unit multi-family apartment complex.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

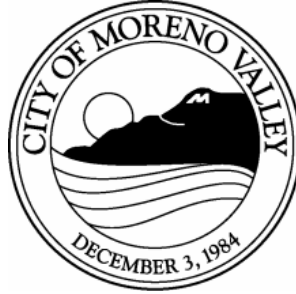
**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, March 25, 2021 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 11, 2021**



**TELECONFERENCED MEETING**

**[PURSUANT TO GOVERNOR EXECUTIVE ORDER N-29-20]**

**There Will Not Be a Physical Location for Attending the Meeting**

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**STEP 3**

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**Computer Speakers/Microphone**

**or**

**Telephone**

**STEP 4**

**Public Comments May be Made Via Zoom**

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**Minutes Acceptance: Minutes of Feb 11, 2021 7:00 PM (CONSENT CALENDAR)**

## CALL TO ORDER

## ROLL CALL

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

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harris.

## APPROVAL OF AGENDA

Motion to approve the agenda was made by Vice Chairperson Baker and seconded by Commissioner Harris.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Harris, Brugueras, Stephan, DeJohnette, Sims and Chairperson Korzec

Action: **Approved**

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

No public comments.

## CONSENT CALENDAR

### 1. Planning Commission - Regular Meeting - January 14, 2021 7:00 PM

Motion to approve the minutes of January 14, 2021 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Stephan, Harris, DeJohnette, Sims and Chairperson Korzec

Action: **Approved**

## NON-PUBLIC HEARING ITEMS

1. General Plan Annual Progress Report as Required by Government Code 65400. (Report of: Planning Commission)

1. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-07, and thereby:

1. CERTIFY that the General Plan Annual Report qualifies for the common sense exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines; and
2. RECOMMEND that the City Council find and conclude that the January 2020 to December 2020 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2021.

### Public Comments

No public speakers.

Motion to approve the staff Resolution made by Commissioner Sims and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Sims, Vice Chairperson Baker, Commissioner Brugueras, Stephan, Harris, DeJohnette, and Chairperson Korzec

Action: **Approved**

## PUBLIC HEARING ITEMS

1. Conditional Use Permit for a 1,474 square foot retail Cannabis Dispensary located within an existing building at 24095 Sunnymead Boulevard and Class 32 CEQA Exemption. (Report of: Planning Commission)

- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-08, and thereby:

1. DETERMINING that Conditional Use Permit PEN20-0093 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects); and
2. APPROVING Conditional Use Permit PEN20-0093 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 7:46 pm

Speakers

Tom Thornsley

**Public Hearing Closed:** 7:51 pm

Motion to approved Resolution Number 2021-08 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Brugueras, Vice Chairperson Baker, Commissioner Stephan, Harris, DeJohnette, Sims, and Chairperson Korzec

Action: **Approved**

2. A Plot Plan for the development of a new 5,000 square foot Golf Course Clubhouse building with 1,950 square feet of outdoor seating area at the existing Rancho Del Sol Golf Course. (Report of: Planning Commission)

At this time, Commissioner DeJohnette recused himself from the meeting due to his close proximity to the project.

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-11 and Resolution No. 2021-06 and thereby:

1. CERTIFY an Addendum to the Mitigated Negative Declaration for the prior Specific Plan Amendment (PEN16-0128) for Plot Plan PEN20-0060 prepared pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. APPROVE Plot Plan PEN20-0060 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 8:34 pm

No public speakers.

**Public Hearing Closed:** 8:35 pm

Motion to approve Resolution Number 2021-11 and 2021-06 was made by Vice Chairperson Baker and seconded by Commissioner Sims.

Vote: 6-0

Ayes: Vice Chairperson Baker, Commissioner Sims, Brugueras, Stephan, Harris and Chairperson Korzec

Recused: Commissioner DeJohnette

Action: **Approved**

Minutes Acceptance: Minutes of Feb 11, 2021 7:00 PM (CONSENT CALENDAR)

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Patty Nevins, Planning Official, stated staff would look into Commissioner Harris comment about cannabis verses marijuana.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Harris asked if it would be possible to make a recommendation on the number of cannabis shops on Sunnymead Boulevard. Chairperson Korzec asked the City Attorney how this would proceed; Michael Cobden, Assistant City Attorney, stated that if the Commission would like to discuss this, the Chair should bring the item back as an agendized item at a future meeting. Chairperson Korzec asked that staff bring this as a discussion item at a future meeting.

Commissioner Brugueras stated how he learned about how the new generation associates 4:20 with cannabis and that he would have never known the connection and went on to say he learned something new. The name does not bother him but he will be interested to see if they will change it.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 8:59 PM.

Submitted by:

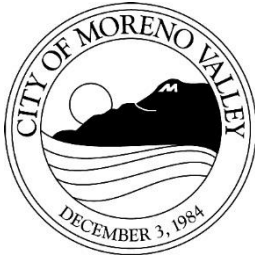
Approved by:

\_\_\_\_\_  
Ashley Aparicio  
Planning Commission Secretary

\_\_\_\_\_  
Patricia Korzec  
Chairperson

Minutes Acceptance: Minutes of Feb 11, 2021 7:00 PM (CONSENT CALENDAR)





## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: March 11, 2021

PLOT PLAN FOR A 49 UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON 3.41 ACRES LOCATED ON THE NORTH SIDE OF DRACAEA AVENUE WEST OF EDGEMONT STREET

Case: PEN20-0057 Plot Plan

Applicant: Apollo IV Development Group

Property Owner: Apollo IV Development Group

Representative: Joe Holasek

Location: 21644 Dracaea Avenue (west of Edgemont Street)  
APN's 263-132-016 and 263-132-017

Case Planner: Julia Descoteaux

Council District: 1

Proposal: A Plot Plan for the construction of a 49-unit multi-family apartment complex.

#### **SUMMARY**

The applicant, Apollo IV Development Group, submitted a Plot Plan for a 49-unit multi-family residential development on 3.41 acres of land located on the north side of Dracaea Avenue west of Edgemont Street within the Residential 15 (R15) District.

#### **PROJECT DESCRIPTION**

##### **Project**

The proposed multi-family residential apartment project on approximately 3.41 acres includes the construction a 49-unit complex and associated improvements. The main

building, a three-story 42-unit building, includes a combination of one and two-bedroom units. There are three two-bedroom duplexes (townhomes) located on the southerly portions of the site near the entrance, along with an on-site manager's unit. A 16,000 square foot common open space area includes a multipurpose room, exercise room, pool, and outside open area.

### **Site and Surrounding Area**

The 3.41-acres site is located on Dracaea Avenue west of Edgemont Street within the Residential 15 (R15) District. Parcels to the west are currently vacant and are designated R15. Sites to the east are within the Residential 10 (R10) District and include both developed and undeveloped sites. Properties to the north are developed with existing single-family within the Residential 5 (R5) District. To the south there are existing single-family in the Residential 5 (R5) District and Residential 15 (R15) District along with undeveloped land.

### **Access/Parking**

The site will provide access from Dracaea Avenue. Lancaster Lane will be utilized for emergency vehicles only.

Parking has been designed to meet the City's parking requirements including covered parking (i.e., single car garages) along with uncovered and required guest parking.

### **Design/Landscaping**

The buildings reflect a modern contemporary architectural style with multiple gray tone colors. Exterior enhancements to the building include a variation in wall projections and colors, window treatments, covered entry areas, and metal accents for balcony and private open space areas.

Each of the units will have the required private open space area of 150 square foot for each first-floor unit and 100 square feet for all up-story units, meeting the minimum requirements of the Municipal Code. The proposed project exceeds the minimum common open space area of 14,700 square feet with 300 square feet per unit, by providing a 16,000 square foot common open space area that includes a pool, community room, gym and outside gathering areas within the project site.

Landscaping is provided along the project frontage and throughout the development. Proposed fencing includes a masonry wall along the northern property line as required where a multi-family site is adjacent to a single-family zoning district, and fencing along the remaining perimeter of the development.

This project, as designed and conditioned, conforms to all development standards of the Residential 15 (R15) District and the design guidelines for multi-family residential developments prescribed in the City's Municipal Code and City Landscape Standards.

### **REVIEW PROCESS**

The application for this Project was submitted in April 2020. The Project has been reviewed by the Project Review Staff Committee as required by the Municipal Code and reviewed for consistency with the Municipal Code. Staff has coordinated with outside trustee and responsible agencies where applicable, in accordance with the standard review process for development applications.

### **ENVIRONMENTAL**

An Initial Study was prepared by TTG Environmental & Associates in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Initial Study examined the potential of the proposed Project impacts on the environment. The Initial Study/Mitigation Negative Declaration (IS/MND) provides information in support of the finding that a Mitigated Negative Declaration serves as the appropriate CEQA documentation for the proposed Project in that the proposed Project, with the implementation of the proposed mitigation measures, will not have a significant effect on the environment. Technical studies and memorandums prepared in support of the IS/MND include the following: Biological Assessment and MSHCP Consistency Analysis, Cultural Resources Inventory Report, and Paleontological Records Search. The electronic files for the IS/MND with appendices are attached to this staff report. Anyone wishing to view the documents may also do so at City Hall.

Mitigation measures are recommended for the proposed Project in the following areas: Biological Resources, Cultural/Tribal Resources, and Paleontological Resources, all of which are incorporated into the Mitigation Monitoring and Report Program. The measures for cultural resources have been included to address input from the Tribal governments. The measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study, and the proposed mitigation measures, the Project will not cause any significant impacts or environmental damage.

The public comment period for the Notice of Availability for the Initial Study/Mitigated Negative Declaration began on February 19, 2021, and ends on March 11, 2021, which satisfies the required 20-day review period. As of the preparation of this staff report, no comments have been received. Should comments regarding the Project be received prior to the Planning Commission they will be provided at the public hearing.

### **NOTIFICATION**

Public notice was sent to all property owners of record within 600' of the Project. The public hearing notice for this Project was also posted on the project site and published in the local newspaper.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

- A. That the Planning Commission **ADOPT** Resolution No. 2021-09, attached hereto, to :
1. **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan PEN20-0057 on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts; and
  2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of Plot Plan PEN20-0057 pursuant to CEQA and the CEQA Guidelines.
- B. That the Planning Commission **APPROVE** Resolution No. 2021-10, attached hereto, and **THEREBY** :
1. **APPROVE** PEN20-0057 Plot Plan based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2021-10.

Prepared by:  
Julia Descoteaux  
Associate Planner

Approved by:  
Patty Nevins  
Planning Official

## **ATTACHMENTS**

1. Resolution No. 2021-09 Initial Study MND
2. Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing
3. Appendix A\_Report of a Biological Assessment and MSHCP Consistency Analysis
4. Appendix B\_Cultural Resources Inventory Report
5. Appendix C\_Paleontological Records Search
6. Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-Family Housing
7. Exhibit C - Notice of Intent to Adopt a Mitigated Negative Declaration / Newspaper Notice
8. Resolution No. 2021-10\_Plot Plan
9. Exhibit A to Resolution No. 2021-10 Conditions of Approval PEN20-0057
10. Project Plans
11. Zoning
12. Aerial

13. Radius - 600 Foot

## RESOLUTION NUMBER 2021-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR APOLLO IV MULTI-FAMILY APARTMENT PROJECT LOCATED ON THE NORTH SIDE OF DRACAEA AVENUE WEST OF EDMONT STREET (APN's 263-132-016 and 263-132-017)**

**WHEREAS**, the City of Moreno Valley ("City") is a general law city and a municipal corporation of the State of California, and the lead agency for the preparation and consideration of environmental documents for local projects that are subject to requirements of the California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>; and

**WHEREAS**, Apollo IV Development Group, ("Developer") is seeking approval for the development of the Apollo IV project, a 49-unit multi-family residential apartment project on an approximately 3.41-acre site that includes a Plot Plan with associated amenities and improvements ("Project") located on the north side of Dracaea Avenue west of Edgemont Street (APN's 263-132-016 and 263-132-017) ("Site"); and

**WHEREAS**, Planning Division Staff completed an environmental assessment for the proposed Project, and, based on the assessment, decided to prepare an Initial Study ("IS") and a Mitigated Negative Declaration ("MND") in accordance with Section 6 (Negative D Procedures) of the City's Rules and Procedures for the Implementation of the California Environmental Quality Act and the requirements of the CEQA Guidelines Sections 15070 – 15075; and

**WHEREAS**, a Notice of Intent to Adopt a Mitigated Negative Declaration was duly noticed and circulated for public review for a period of 20 days commencing on February 19, 2021, through March 11, 2021; and

**WHEREAS**, in conformance with CEQA and the CEQA Guidelines, a Mitigation Monitoring and Reporting Program ("MMRP") that includes a program for reporting on and monitoring Project mitigation measures was prepared for the proposed Project and circulated with the Mitigated Negative Declaration; and

**WHEREAS**, on March 11, 2021 a hearing was conducted by the Planning Commission to consider and approve the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program and consider and approve the proposed Project; and

**WHEREAS**, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the Mitigated Negative

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

Declaration and the Mitigation Monitoring and Reporting Program would reduce the environmental impacts of the Project to levels of insignificance and that there is no substantial evidence supporting a fair argument that the Project will have a significant effect on the environment.

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

**Section 1. Recitals and Exhibits**

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

**Section 2. Evidence**

That the Planning Commission has considered all of the evidence submitted into the Administrative Record for the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, including, but not limited to, the following:

- (a) Initial Study prepared for the proposed Project, attached hereto as Exhibit A;
- (b) Mitigation Monitoring and Reporting Program, attached hereto as Exhibit B;
- (c) Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice, attached hereto as Exhibit C;
- (d) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing; and
- (e) Testimony, comments and correspondence from all persons that were provided at, or prior to, the public hearing.

**Section 3. Findings**

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings:

- (a) That the City has independently reviewed, analyzed, and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and the entirety of the administrative record, including without limitation, the Initial Study and comments received;
- (b) That the proposed mitigation measures will reduce all environmental impacts of the proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Project will have a significant effect on the environment;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the CEQA Guidelines consistent the City's Rules and Procedures for the Implementation of the California Environmental Quality Act.

- (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City as lead agency for the proposed Project; and
- (e) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are adequate to serve as the required CEQA environmental documentation for the proposed Project.

#### **Section 4. Approval and Adoption**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves and adopts the Mitigated Negative Declaration/Initial Study and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A.

#### **Section 5. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

#### **Section 6. Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

#### **Section 7. Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

#### **Section 8. Certification**

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

**PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Patricia Korzec, Chairperson



ATTEST:

\_\_\_\_\_  
Patty Nevins, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:

- Exhibit A: Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing
- Exhibit B: Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-Family Housing
- Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration / Newspaper Notice

Exhibit A

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

Attachment: Resolution No. 2021-09 Initial Study MND [Revision 4] (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

Exhibit B

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

Attachment: Resolution No. 2021-09 Initial Study MND [Revision 4] (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

**Exhibit C**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION / NEWSPAPER  
NOTICE**

Attachment: Resolution No. 2021-09 Initial Study MND [Revision 4] (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41



# CITY OF MORENO VALLEY

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1.b

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

PEN20-0057

January 27, 2021

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

**Prepared By**  
**TTG ENVIRONMENTAL & ASSOCIATES**  
Teresa Wilkinson  
8885 Rio San Diego Drive #237  
San Diego, CA 92108

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



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

## Project Description:

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

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

## Project Location:

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

## Project Proponent:

Apollo IV Development Group, Chintu Patel, President



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

## Findings:

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

## Mitigation Measures:

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



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

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

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

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

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

**TRIBAL CULTURAL RESOURCES**

**TCR-1**

Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

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

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

<b>TCR-2</b>	<p>Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: Soboba Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cajuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>
<b>TCR-3</b>	<p>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ul style="list-style-type: none"> <li>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.</li> <li>ii) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</li> </ul> </li> </ul>

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

<b>TCR-4</b>	<p>The City shall verify that the following note is included on the Grading Plan:</p> <p style="padding-left: 40px;">“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”</p>
<b>TCR-5</b>	<p>If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p>
<b>TCR-6</b>	<p>If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).</p>

**Attachments:**

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



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

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1.b

## FIGURES

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

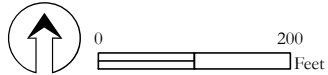


Aerial Photo: Nearmap 2020

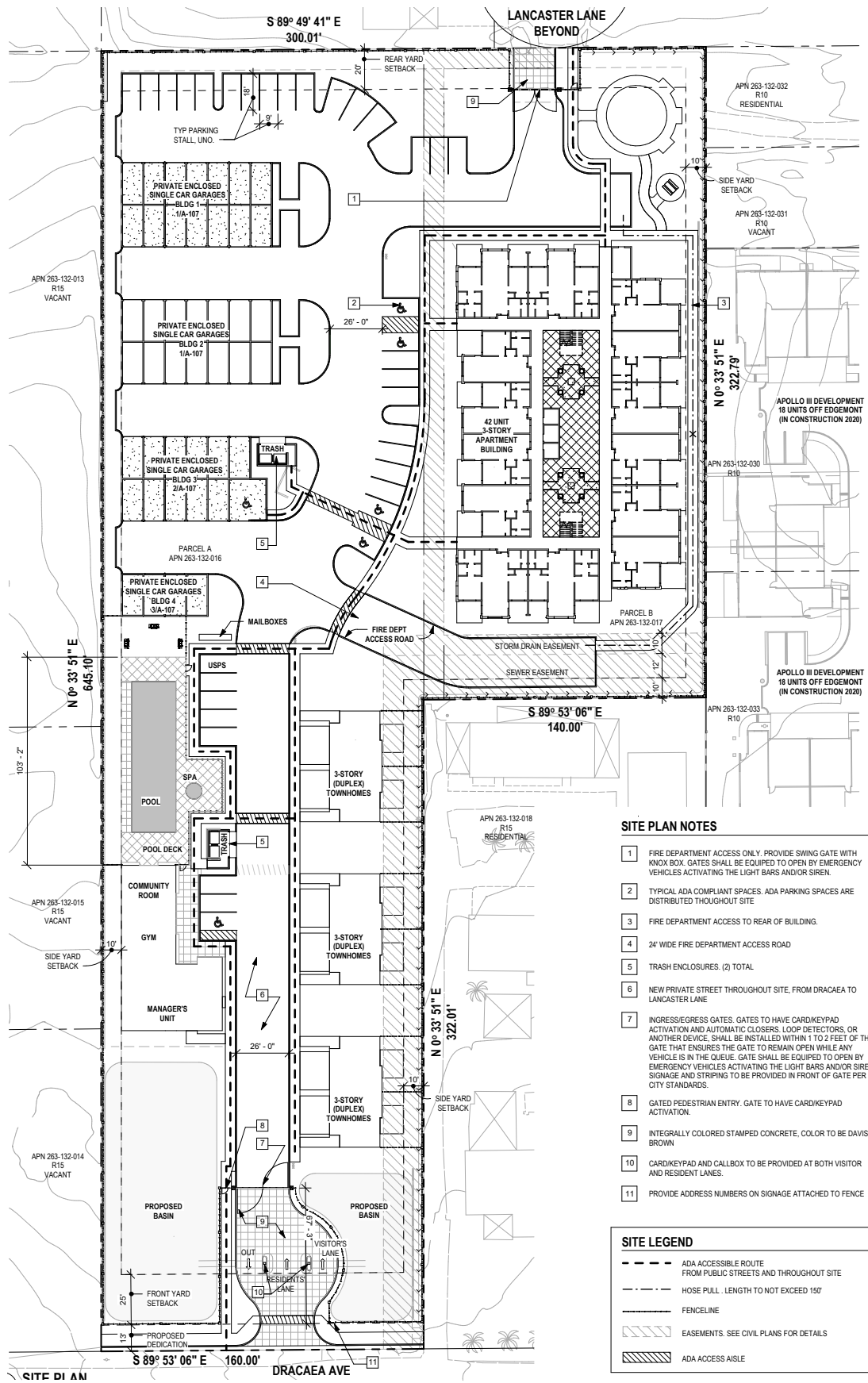
Figure 1

MORENO VALLEY 2  
DRACAEA MULTI-FAMILY HOUSING

Aerial Photograph



Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



**SITE PLAN NOTES**

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

**SITE LEGEND**

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

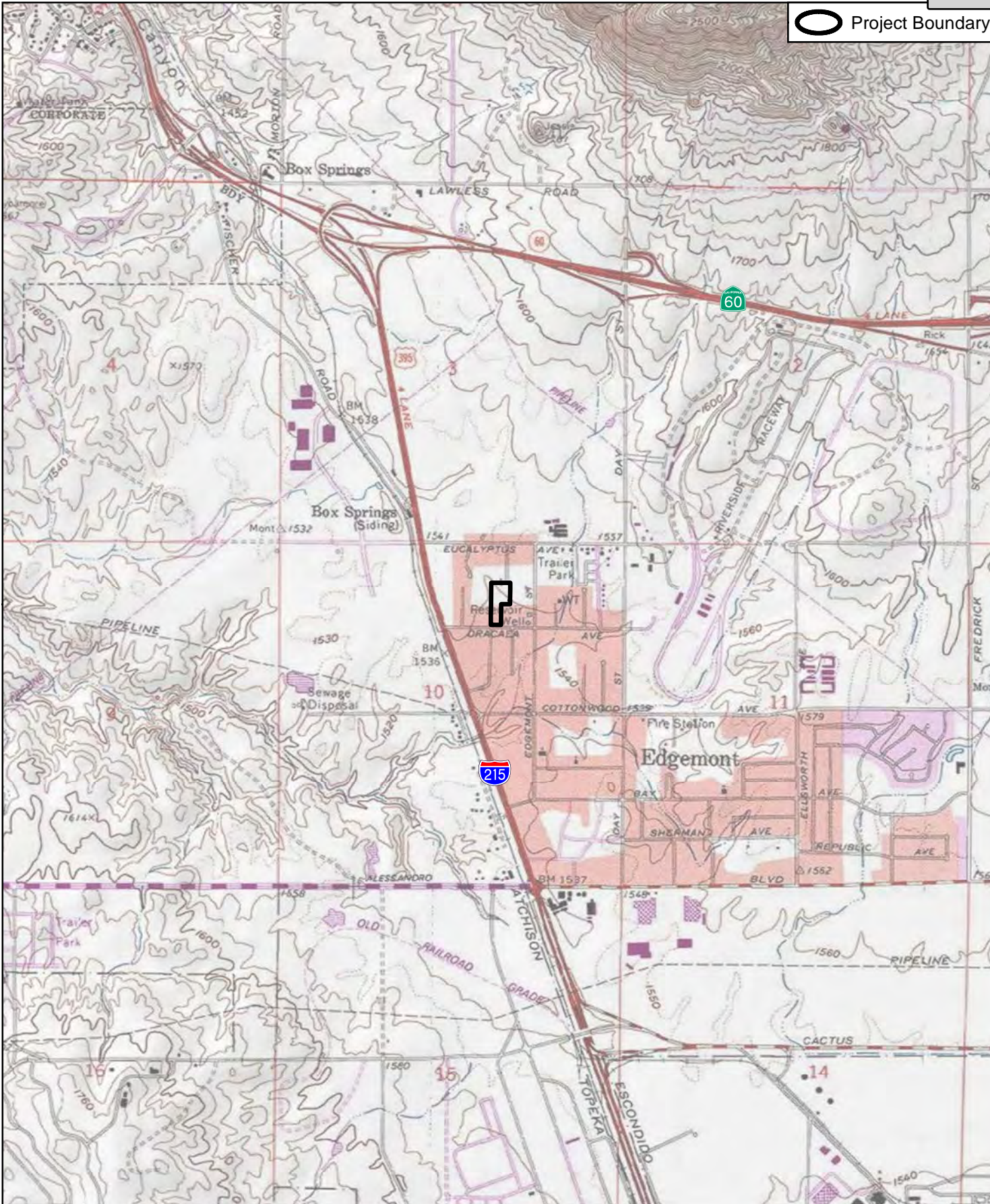
Source: NOAA 2020



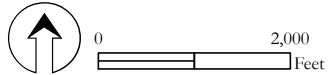
Figure 2  
 MORENO VALLEY 2  
 DRACAEA MULTI-FAMILY HOUSING  
 Site Plan

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Project Boundary



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



MORENO VALLEY 2  
DRACAEA MULTI-FAMILY HOUSING

Regional Location

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

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1.b

## INITIAL STUDY

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# CITY OF MORENO VALLEY

## INITIAL STUDY FOR MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING



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

January 27, 2021

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

**Prepared By**  
**TTG ENVIRONMENTAL & ASSOCIATES**  
Teresa Wilkinson  
8885 Rio San Diego Drive #237  
San Diego, CA 92108

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



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### APPENDICES (Under Separate Cover)

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

### MITIGATION MONITORING AND REPORTING PROGRAM (Under Separate Cover)

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

### BACKGROUND INFORMATION AND PROJECT DESCRIPTION

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

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

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

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

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

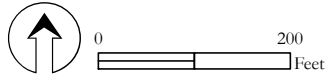


Aerial Photo: Nearmap 2020

Figure 1

MORENO VALLEY 2  
DRACAEA MULTI-FAMILY HOUSING

Aerial Photograph



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

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

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

### 12. Surrounding Land Uses and Setting:

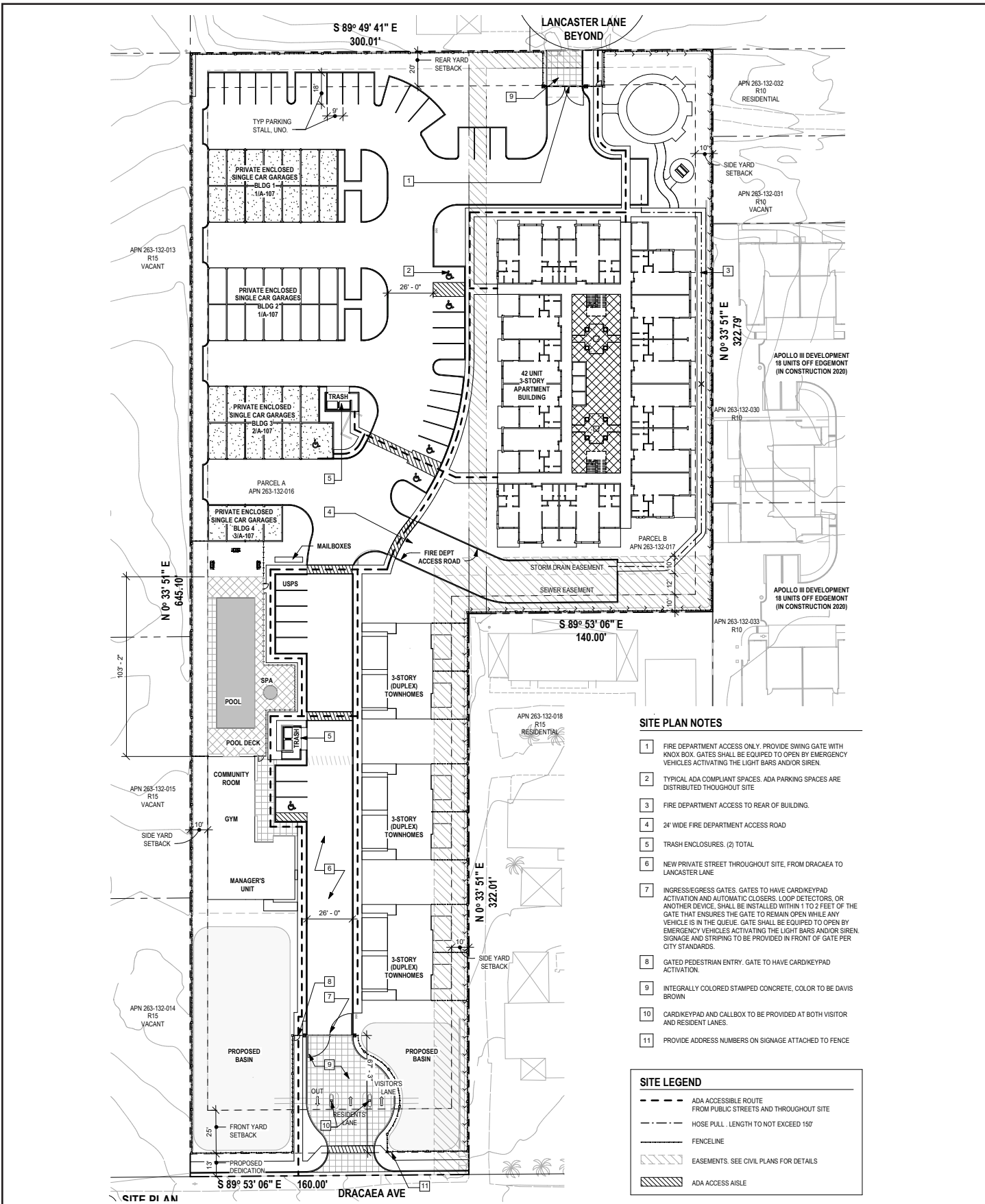
	Land Use	General Plan	Zoning
<b>Project Site</b>	<b>Vacant</b>	<b>Residential Multi-family</b>	<b>R-15</b>
North	Vacant/SF Residential	Residential/Office	R-15
South	SF Residential	Residential/Office	R-15
East	SF Residential/Vacant	Residential/Office	R-15; R-10
West	Vacant	Residential/Office	R-15

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

#### *Environmental Setting*

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

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



**SITE PLAN NOTES**

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**SITE LEGEND**

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

Source: NOAA 2020



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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



Source: NOAA 2020



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



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



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

**COLOR LEGEND**

	VISTA PAINT #6147 "GRIPUS GRAY"
	VISTA PAINT #6143 "QUINCY GRAY"
	VISTA PAINT 1265 "WHITE SHOULDERS"



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



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

Source: NOAA 2020



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

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

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

### ***Project Description***

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

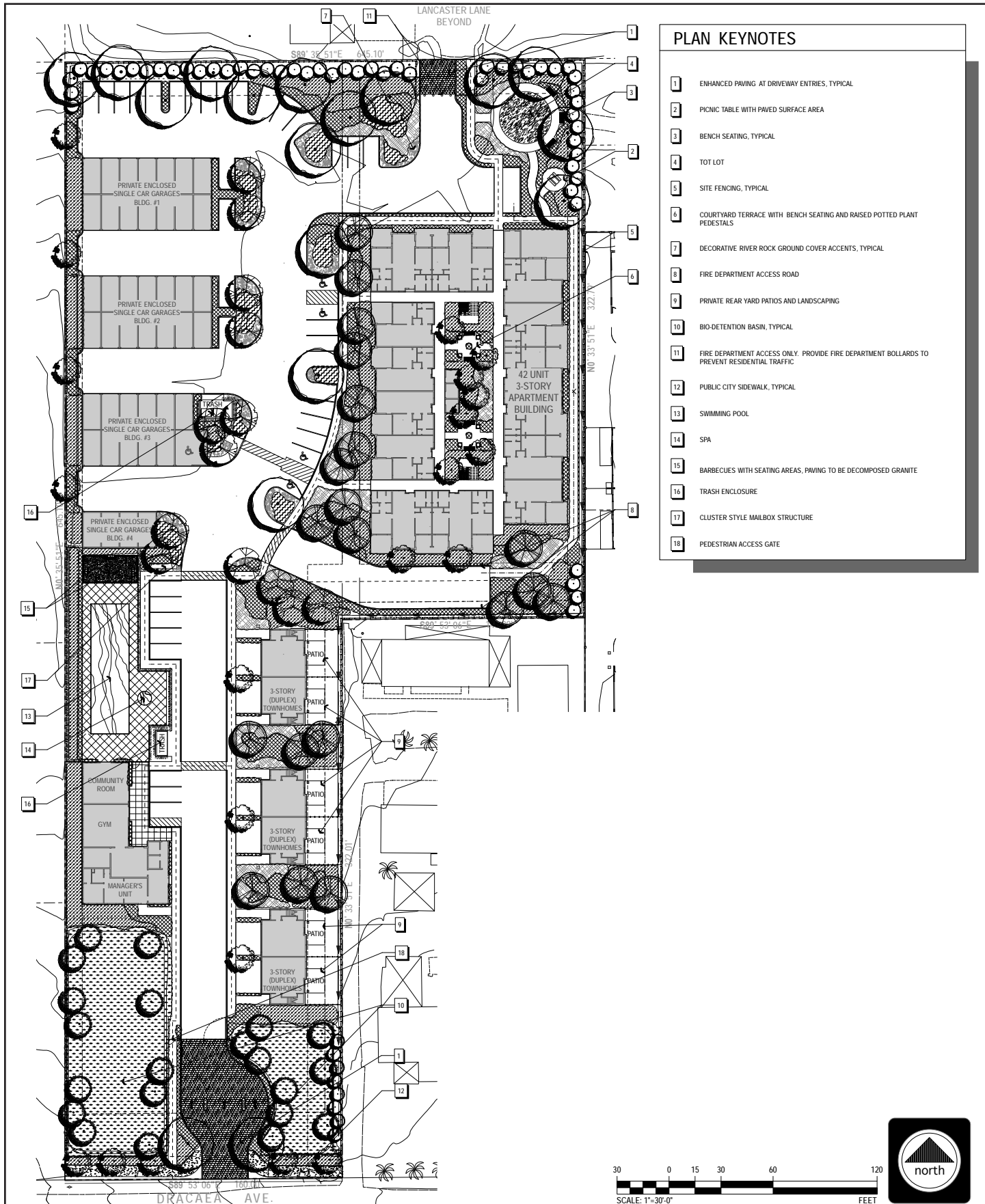
As shown in the proposed Site Plan, the project would construct one three-story building in a courtyard layout to house the apartment units and three three-story townhome units. The buildings would be surrounded by green courtyard spaces and a landscaped entryway fronting the street. Site amenities include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

### Architecture, Walls and Fences

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

### Landscaping

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



Source: Daedalus 2020

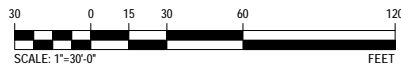


Figure 4  
 MORENO VALLEY 2  
 DRACAEA MULTI-FAMILY HOUSING  
 Preliminary Landscape Plan

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

**Table 1  
Project Development Summary**

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

Source: NOAA Site Plan October 2020

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

#### Water Service Facilities

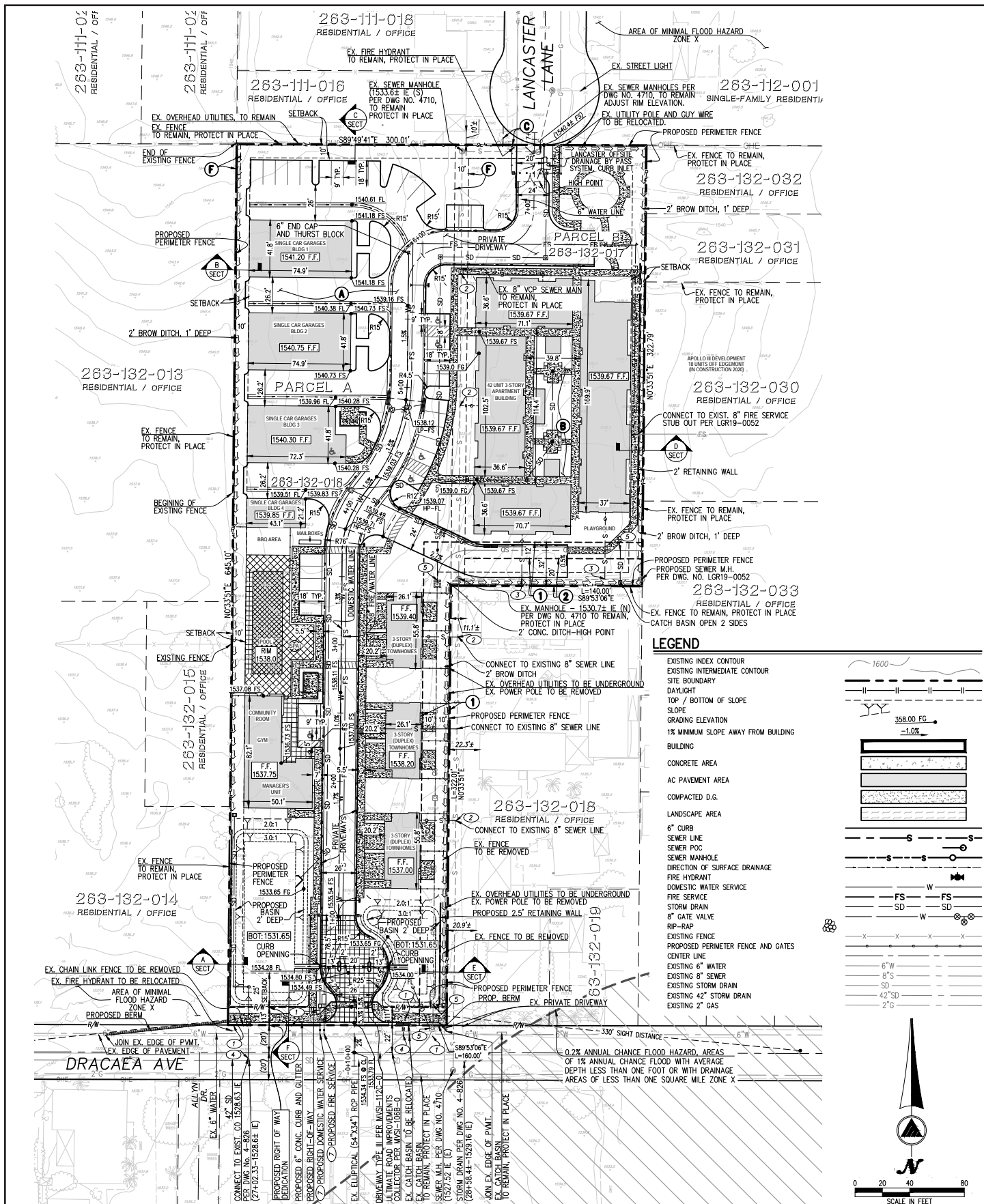
Water service would be provided to the project by Box Spring Mutual Water Company. The project proposes numerous connection points to the existing water lines installed beneath Dracaea Avenue for domestic, irrigation, and fire hydrant services. Additionally, the project would construct a 6-inch-diameter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

#### Stormwater Drainage Facilities

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

#### Wastewater Service Facilities

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



Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

Source: Masson 2020





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

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

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

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

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

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

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

#### **Biological Resources**

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

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

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

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

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

## Cultural Resources

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

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

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

## Paleontology

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

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

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

## Tribal Cultural Resources

**TCR-1:** Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a) Project grading and development scheduling;
- b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to

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

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

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

**TCR-3:** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:
  - i) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
  - ii) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.

**TCR-4:** The City shall verify that the following note is included on the Grading Plan:

“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”

**TCR-5:** If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.

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

## 17. Acronyms:

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

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

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

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

  
 \_\_\_\_\_  
 Signature

1/27/2021  
 \_\_\_\_\_  
 Date

Julia Descoteaux  
 \_\_\_\_\_  
 Printed Name

City of Moreno Valley  
 \_\_\_\_\_  
 For

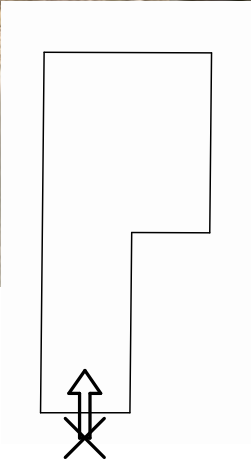
## EVALUATION OF ENVIRONMENTAL IMPACTS

- 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 is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.



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

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



Source: NOAA 2020



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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

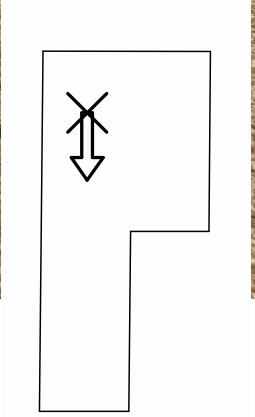


Source: NOAA 2020



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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing



Source: NOAA 2020



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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing



Source: NOAA 2020



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

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

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

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

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<p><b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.  <b>Would the project:</b></p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called criteria pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.</p> <p>CARB divides the state into air basins that share similar meteorological and topographical features. Moreno Valley lies in the South Coast Air Basin (SoCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air quality in the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993). The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter (PM2.5) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM10), and PM2.5 standards (CARB 2016).</p> <p>The SCAQMD develops and administers local regulations for stationary air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SoCAB. The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. SCAQMD approved the 2016 AQMP on March 3, 2017, and submitted the plan to CARB on March 10, 2017.</p> <p>Projects that are consistent with existing General Plan documents, which are used to develop air emissions budgets for the purpose of air quality planning and attainment demonstrations, would be consistent with the AQMP. Provided the project is in compliance with applicable Rules and Regulations adopted by the SoCAB through their air quality planning process, the project would not conflict with or obstruct implementation of the AQMP.</p> <p>The site is within the Edgemont neighborhood as identified in the City’s General Plan and is designed primarily for residential and office development. The project site is within an area designated for medium density residential dwellings. The project is considered to be an allowable use with the underlying zoning requirements and planned land uses within the General Plan.</p> <p>The project would be in compliance with applicable Rules and Regulations adopted by the SoCAB and would therefore not conflict with or obstruct implementation of the ACMP and would not result in a significant impact.</p>				
<p>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b>  <u>Short-Term Construction Emissions</u></p> <p>The project would result in the generation of emissions associated with short-term construction activities. Construction emissions would be generated from the use of construction equipment at the site; construction-related traffic trips from workers, delivery trucks, and soil hauling trucks; and grading activities. Typical construction emission calculations that may occur with demolition, grading, and building construction emissions per day on approximately 4.5 acres of land (General Plan Final EIR, Air Quality) are shown below in Table 2.</p>				

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Less than Significant Impact

No Impact

**Table 2  
Typical Construction-Related Emissions**

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

City General Plan Final EIR, 2006

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

Long-Term (Operational) Emissions

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

**Avoidance Measures**

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

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

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

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

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

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

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

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> <li>• Section 5.9 – Biological Resources                             <ul style="list-style-type: none"> <li>– Figure 5.9-1 – Planning Area Biological Geographic Sections</li> <li>– Figure 5.9-2 – Planning Area Vegetation Community</li> <li>– Figure 5.9-3 – Project Site Location within the MSHCP Area</li> <li>– Figure 5.9-4 – Reche Canyon/Badlands Area Plan</li> </ul> </li> <li>• Appendix E – Biological Resources Study, Appendix E</li> </ul> 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> <li>• Section 9.17.030 G – Heritage Trees</li> </ul> 4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species                     5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), <a href="http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/">http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/</a> 6. Stephens’ Kangaroo Rat Habitat Conservation Plan (SKRHCP), <a href="#">Governing Documents   RCHCA, CA</a> 7. Report of a Biological Assessment and MSHCP Consistency Analysis Over APNs 263-132-016 and 263-132-017, City of Moreno Valley, Western Riverside County, California. Cummings Environmental. December 18, 2020.				

**V. CULTURAL RESOURCES – Would the project:**

a) Cause a substantial adverse change in the significance of a historical resource pursuant to <a href="#">§15064.5</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Response:** The project site is undeveloped and contains no developed features (i.e., structures). As part of the current review process, a cultural resources evaluation was prepared for the project site (Spindrift Archaeological Survey 2020). Results of the records search are pending. A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013), indicated that there are no inventoried historic properties within the Project APE and a 1-mile radius. Therefore, the project would have no impact on an historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to <a href="#">§15064.5</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:** There are no cultural resources previously documented within the project site. No surface evidence of cultural materials or sites was observed within the project site. Due to the low to moderate sensitivity of the project site for buried prehistoric and historic-period resources, the following avoidance measures are recommended, including retaining a qualified archaeological and Native American monitor prior to construction. In the event that archaeological materials are encountered during construction, the following avoidance measures should be implemented in accordance with the unanticipated discovery procedures discussed below. Adherence to these measures would ensure there is a less than significant impact to cultural resources.

**Mitigation Measures**

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



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

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

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

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>expose people or structures to potential substantial adverse effects from landslides and a less than significant impact would occur.</p>				
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The following soils are known to occur within the project area (Chris Wheeler Engineering 2020):</p> <ul style="list-style-type: none"> <li>• <u>Topsoil:</u> consisting of light brown, dry, loose, silty sand (SM). These soils are known to have a very low expansion potential.</li> <li>• <u>Subsoil:</u> Consisting of dark brown and dark reddish-brown, damp and moist, medium dense and dense, clayey sand. These materials are known to have a low expansion potential.</li> <li>• <u>Older Alluvium (Qoal):</u> Older alluvium was identified as underlying the surficial soils throughout the property (City General Plan Final EIR). These materials are identified by the United States Geologic Survey (USGS) as, “very old alluvial fan deposits” of early Pleistocene-age. The older alluvium generally consists of light brown, light grayish-brown, reddish-brown, and brown, damp to saturated, very dense, silty sand (SM) and well graded sand with silt (SW-SM). The older alluvium is known to have a very low expansion potential.</li> </ul> <p>Development of the project site as proposed by the project would disturb the site during grading and construction and expose the underlying soils, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the project site, thereby reducing the potential for erosion and loss of topsoil. The project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Moreno Valley’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. 99-08-DWQ) and a project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. With mandatory compliance with the City of Moreno Valley’s NPDES Municipal Stormwater Permit and the project’s WQMP, the project’s potential to result in substantial soil erosion of the loss of topsoil would be less than significant. Adherence to the City’s grading and erosion control measures would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion impacts to below levels of significance.</p>				
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The project site is underlain by topsoil, subsoil and Older Alluvium, which are considered to be relatively stable. The project would be required to utilize proper engineering design and standard construction practices which would be verified by qualified staff during Citywide plan check processing of construction- level documents. Impacts associated with off-site landslides, lateral spreading, subsidence, liquefaction or collapse are expected to be less than significant.</p>				
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The near surface soils within the project area generally consist of dry, loose, silty sand to moist medium dense, clayey sand. As stated in the project’s geotechnical report, the near surface on-site soils are determined to possess a low expansive potential (Expansion Index ranging from 21 to 50). Through standard conditions of approval, the proposed project would be required by the City to incorporate the recommendations contained within the project geotechnical report into the grading plan for the Project. As such, implementation of the Project would result in less than significant impacts associated with expansive soils and would not create substantial risks to life or property.</p>				

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaeca Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

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<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006               <ul style="list-style-type: none"> <li>• Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards                   <ul style="list-style-type: none"> <li>– Figure 6-3 – Geologic Faults &amp; Liquefaction</li> </ul> </li> <li>• Chapter 7 – Conservation Element – Section 7.4 -- Soils</li> </ul> </li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006               <ul style="list-style-type: none"> <li>• Section 5.6 – Geology and Soils                   <ul style="list-style-type: none"> <li>– Figure 5.6-1 – Geology</li> <li>– Figure 5.6-2 – Seismic Hazards</li> </ul> </li> </ul> </li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations</li> <li>5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, <a href="http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf">http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf</a> <ul style="list-style-type: none"> <li>• Chapter 4 – Earthquake                   <ul style="list-style-type: none"> <li>– Figure 4-1 – Right-Lateral Strike -Slip Fault                       <ul style="list-style-type: none"> <li>– Figure 4-1.1 – Moreno Valley Geologic Faults and Liquefaction 2016</li> <li>– Figure 4-1.2 – Moreno Valley Area Ground Shaking Map</li> </ul> </li> </ul> </li> <li>• Chapter 8 – Landslide                   <ul style="list-style-type: none"> <li>– Figure 8-1 – Moreno Valley Slope Analysis 2016</li> </ul> </li> </ul> </li> <li>6. Emergency Operations Plan, City of Moreno Valley, March 2009, <a href="http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf">http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</a> <ul style="list-style-type: none"> <li>• Threat Assessment 1 – Major Earthquakes                   <ul style="list-style-type: none"> <li>– Figure 9 – Types of Faults</li> <li>– Figure 10 – Earthquake Faults</li> <li>– Figure 11 – Comparison of Richter Magnitude and Modified Mercalli Intensity</li> <li>– Figure 12 – Magnitude 4.5 or Greater Earthquake Map</li> <li>– Figure 13 – Geologic Faults and Liquefaction</li> </ul> </li> </ul> </li> <li>7. Report of Geotechnical Investigation for Proposed Dracaea Residential Development, Christian Wheeler Engineering. November 28, 2020.</li> <li>8. San Diego Natural History Museum, Paleontological Records Search for Moreno Valley Family Housing, October 2020.</li> </ol>				
<p><b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b></p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> Greenhouse gas (GHG) emissions associated with the proposed project would primarily be associated with project-related traffic. In addition, project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the project’s overall generation of GHGs. The City of Moreno Valley has not adopted any numerical thresholds of significance for GHG emissions. Significance of the proposed project’s GHG impacts will be based on compliance with Assembly Bill 32 (AB 32, 2006). AB 32 establishes goals for the statewide reduction of GHG emissions. On October 9, 2012, the Moreno Valley City Council approved an Energy Efficiency and Climate Action Strategy document that identifies potential programs and policies to reduce overall City energy consumption and increase the use of renewable energy. The majority of the policies are directed at municipal operations of the City, but the document also contains recommended policies for the community at large (including private development projects). The overall goal of the Energy Efficiency and</p>				

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<p>Climate Action Strategy is to ensure that the City is consistent with and would not otherwise conflict with the provisions of AB 32. The following goals and objectives would be applicable to the proposed project:</p> <ul style="list-style-type: none"> <li>• <b>R2-E1:</b> New Construction Residential Energy Efficiency Requirements. Require energy efficient design for all new residential buildings to be 10% beyond the current Title 24 standards.</li> <li>• <b>R2-E2:</b> New Construction Residential Renewable Energy. Facilitate the use of renewable energy (such as solar (photovoltaic) panels or small wind turbines) for new residential developments. Alternative approach would be the purchase of renewable energy resources off site.</li> </ul> <p>Construction activities emit greenhouse gases (GHGs) primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity. Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.</p> <p>Additionally, based on the screening levels adapted from CAPCOA guidance (CAPCOA 2008), the project would develop less than 50 housing units, and therefore is not expected to exceed an estimated 900 metric tons per year of GHG emissions.</p> <p>The proposed project includes a cool roof for the multi-family units, which would have a minimum of a 3 year aged solar reflection or solar reflection greater than the values specified in the California Green Building Standards Code. The multi-family units would have solar panels in effort to reduce the overall electric consumption from the power grid to zero.</p> <p>The project is expected to meet the goals of Assembly Bill (AB) 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other “green” standards contained in the California Green Building Standards. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The project is expected to meet the goals of Assembly Bill (AB) 32 as well as the City’s Energy Efficiency and Climate Action Strategy. The project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006</li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, <a href="https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf">https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf</a>, accessed October 23, 2020</li> <li>5. Moreno Valley Energy Efficiency and Climate Action Strategy, adopted October 9, 2012.</li> </ol>				
<p><b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b></p>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b> The project site consists of vacant undeveloped land that is routinely disturbed (i.e., disced) and does not contain any structures. Due to the nature of the proposed multi-family housing development, the project would</p>				

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



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

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<ul style="list-style-type: none"> <li>- Figure 13-1 – Moreno Valley Pipeline Map 2016</li> <li>• Chapter 14 – Transportation                             <ul style="list-style-type: none"> <li>- Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016</li> </ul> </li> <li>• Chapter 16 – Hazardous Materials Accident                             <ul style="list-style-type: none"> <li>- Moreno Valley Hazardous Materials Site Locations Map 2016</li> </ul> </li> </ul> <p>6. Emergency Operations Plan, City of Moreno Valley, March 2009, <a href="http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf">http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</a></p> <ul style="list-style-type: none"> <li>• Hazard Mitigation and Hazard Analysis</li> <li>• Threat Assessment 2 – Hazardous Materials</li> <li>• Threat Assessment 3 – Wildfire</li> <li>• Threat Assessment 6 – Transportation Emergencies                             <ul style="list-style-type: none"> <li>- Figure 17 – Air Crash Hazards</li> </ul> </li> </ul>				
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The project site generally consists of flat terrain with elevations ranging from 1,545 AMSL to 1,534 AMSL and drains to the south to existing 42-inch storm drain facility along Dracaea Avenue. The existing drainage pattern sheet flows southeasterly into an existing storm drain system located on Dracaea Ave. The storm drain flows into Edgemont Creek to the southeast, where it eventually drains into the Santa Ana River. There are three on-site drainage sub-areas and two off-site drainage sub-areas. Based on the Preliminary Drainage report prepared for the project (Masson &amp; Associates 2020), the existing drainage runoff quantity is 4.64 cfs and 8.93 cfs. With project development, the runoff quantity would increase by 3.09 and 2.59 cfs to 7.73 cfs and 11.52 cfs. The runoff from the project would be minimized through the use of bioretention basins. Runoff from the site would be directed to two on-site bioretention basins.</p> <p>The first bioretention basins consists of the entire north side of the site including the cover garages and three-story apartments. It also includes the west half of the southern section of the site, including the community building, manager’s unit and the pool area. All the on-site drainage would flow from the north to the south into an on-site storm drain system. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue.</p> <p>The second bioretention area consists of the east half of the southern section, including the three-story duplex buildings and the remainder of the parking lot and driveways. All on-site drainage would flow along the curb and gutter where it would eventually enter the existing drainage system through a curb inlet. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue. The off-site drainage would bypass the site via brow ditches and flow into the existing storm drain line that runs through the site and connect to the main line located on Dracaea Avenue.</p> <p>The bioretention facility would include an impermeable liner to prevent infiltration. Each basin would include a flow control device to allow for a measured release to meet hydromodification requirements and to reduce increased runoff. Through the use of the bioretention basins the flows would be attenuated and reduced to below the pre-development condition.</p> <p>The proposed project would comply with the City’s Grading and Erosion Control Ordinance (Article 8.21 of the Moreno Valley Municipal Code) which establishes grading and erosion control regulations. Any potential project-related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (WQMP). The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.</p>				

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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> As shown on the City of Moreno Valley General Plan FEIR Figure 5.7-2, Groundwater Basins, the Project site is located within the Perris North Groundwater Basin. There are few domestic uses for groundwater within the City, due to salinity/water quality issues, and the City primarily relies on imported water from EMWD for its domestic water supply. The project does not propose the installation of any water wells that would directly extract groundwater. The project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Although the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the project site and a majority of the City, and as noted in the City’s General Plan Final EIR, “the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source.” With buildout of the project, the local groundwater levels would not be adversely affected. Therefore, impacts to groundwater supplies and recharge would be less than significant.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> A portion of the storm water would sheet flow directly into two biofiltration basins, The first bioretention basins consists of the entire north side of the site including the cover garages and three-story apartments. It also includes the west half of the southern section of the site, including the community building, manager’s unit and the pool area. All the on-site drainage would flow from the north to the south into an on-site storm drain system. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue.</p> <p>The second bioretention area consists of the east half of the southern section, including the three-story duplex buildings and the remainder of the parking lot and driveways. Water would be retained, treated and, then discharged along the outlet pipe where it would eventually enter the existing drainage system through a curb inlet. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue. The off-site drainage would bypass the site via brow ditches and flow into the existing storm drain line that runs through the site and connect to the main line located on Dracaea Avenue.</p> <p>In a 100-year storm event, water would be detained in biofiltration basins and a detention pipe located south of the biofiltration basins and then released at pre-development flow rates. Based on the Preliminary Drainage report prepared for the project (Masson &amp; Associates 2020), the existing drainage runoff quantity is 4.64 cfs and 8.93 cfs. With project development, the runoff quantity would increase by 3.09 and 2.59 cfs to 7.73 cfs and 11.52 cfs. The runoff from the project would be minimized through the use of water quality and BMPs. The detention of tributary stormwater would have the beneficial side effect of helping to reduce the peak rate of flow discharging from the site to below existing conditions. The biofiltration basins satisfies all required area and volume quantities for hydromodification, water quality treatment and 100 year flood attenuation. These improvements would serve to reduce project drainage impacts to below a level of significance.</p> <p>The proposed project would comply with the City’s Grading and Erosion Control Ordinance, which establishes grading and erosion control regulations. Any potential project-related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (WQMP). The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.</p>				

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ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the City General Plan Final EIR, Figure 5.5.2 or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows and impacts would be less than significant.</p>				
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> Refer to response above (X.c.i)</p>				
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> Refer to response above (X.c.ii)</p>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b> With regard to risks due to dam or levee failure, the project is not located within a flood hazard zone. With regard to tsunami risk, the City is not located within a mapped tsunami inundation area. Given the project site's inland location, the risk release of pollutants associated with seiche and tsunami events are not expected to occur and there would be no impact.</p>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b> Water service to the site currently is provided by the Box Springs Mutual Water Company. The project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impact surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.</p> <p>California's Sustainable Groundwater Management Act of 2014 (SGMA) provides a framework for sustainable management of groundwater supplies by local authorities. Local agencies involved in the implementation must form local groundwater sustainability agencies within two years. For agencies in basins deemed high or medium priority, groundwater sustainability plans must be adopted by Jan. 31, 2022. By 2042, groundwater sustainability agencies in medium and high-priority basins should achieve sustainable groundwater management to avoid undesirable impacts, such as seawater intrusion, chronic depletion of groundwater, reduction of groundwater storage, degradation of water quality, depletion of surface water, or land subsidence.</p> <p>The City has one groundwater basin that is governed by SGMA legislation, the West San Jacinto Groundwater Basin. The project site is not located within this basin and would not be subject to this plans. For this reason, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan and there would be no impact.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> <li>• Chapter 6 – Safety Element – Section 6.7 – Water Quality <ul style="list-style-type: none"> <li>– Figure 6-4 – Flood Hazards</li> </ul> </li> <li>• Chapter 7 – Conservation Element – Section 7.5 – Water Resources</li> </ul> </li> </ol>				

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

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

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

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



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

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

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

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

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in <a href="#">Public Resources Code Section 21074</a> as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in <a href="#">Public Resources Code Section 5020.1(k)</a> , or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b> A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013) was conducted for the project (Spindrift 2020). The research indicated that there are no inventoried historic properties within the project Area of Potential Effect (APE) and a 1-mile radius. Resources listed as California Historical Landmarks (CHL; Office of Historic Preservation 1996) and on the Office of Historic Preservation website (Office of Historic Preservation 2015) were reviewed. The project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would result.</p>				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of <a href="#">Public Resources Code section 5024.1</a> . In applying the criteria set forth in subdivision (c) of <a href="#">Public Resources Code section 5024.1</a> , the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b> Changes in the California Environmental Quality Act, effective July 2015, require that the City address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can only be identified and understood through direct consultation with the tribes who attach tribal value to the resource.</p> <p>In accordance with California State Assembly Bill (AB) 52, the City initiated government to government consultation with four tribes including the Rincon Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians through written notification of the proposed project activities. As required under AB 52, letters were sent to the tribes on May 4, 2020. A response was received from the four requesting formal consultation. The Tribes expressed their agreement in having standard conditions for cultural resources, including archaeological and tribal monitoring during site grading activities to be included as mitigation measures for the project. Formal consultation with the Tribes was completed on January 25, 2021.</p> <p>Additionally, through consultation pursuant to AB 52, the Pechanga Band of Luiseño Indians (“Tribe”) identified PEN20-0057 and PEN20-0058 (“Project”) as being located within the boundaries of a recorded Traditional Cultural Property (“TCP”), Sycamore Canyon, which includes multiple village sites and ceremonial complexes. In addition to being located within the TCP, the Tribe identified placenames in the near vicinity of the Project, along with hundreds of recorded cultural resources. The information provided by the Tribe regarding tribal cultural resources supports that the Project maintains cultural sensitivity, including tribal cultural resources to which the Tribe ascribes tribal value.”</p>				

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Implementation of following mitigation measures TCR-1 through TCR-6 will be required as mitigation to reduce to a less-than significant level potential impacts to any tribal cultural resources. All tribal correspondence is available for review in the Planning Division project file.</p> <p><b>Mitigation Measures</b></p> <p><b>TCR-1:</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>a) Project grading and development scheduling;</li> <li>b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</li> <li>c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ul> <p><b>TCR-2:</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p> <p><b>TCR-3:</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>ii) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</p> <p><b>TCR-4:</b> 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.”</p> <p><b>TCR-5:</b> If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p> <p><b>TCR-6:</b> If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006                             <ul style="list-style-type: none"> <li>• Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources</li> </ul> </li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006                             <ul style="list-style-type: none"> <li>• Section 5.10 – Cultural Resources                                     <ul style="list-style-type: none"> <li>– Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures</li> <li>– Figure 5.10-2 – Location of Prehistoric Sites</li> <li>– Figure 5.10-3 – Paleontological Resource Sensitive Areas</li> </ul> </li> <li>• Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003.</li> </ul> </li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Moreno Valley Municipal Code Title 7 – Cultural Preservation</li> <li>5. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (<i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i>)</li> </ol>				

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



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

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

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a

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

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, <a href="http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf">http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf</a></p> <ul style="list-style-type: none"> <li>• Chapter 5 – Wildland and Urban Fires                             <ul style="list-style-type: none"> <li>– Figure 5-2 – Moreno Valley High Fire Area Map 2016</li> </ul> </li> <li>• Chapter 8 – Landslide                             <ul style="list-style-type: none"> <li>– Figure 8-1 – Moreno Valley Slope Analysis 2016</li> </ul> </li> </ul> <p>5. Emergency Operations Plan, City of Moreno Valley, March 2009, <a href="http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf">http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</a></p> <ul style="list-style-type: none"> <li>• Threat Assessment 3 – Wildfire</li> </ul>				

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Response:** Based on a review of previous surveys in the area which included the subject site, the project has the potential to result in impacts to archaeological and paleontological resources requiring monitoring. The project site contains trees that may support nesting habitat for raptors and songbirds protected by the MBTA. Indirect impacts from construction-related noise may occur to breeding wildlife if construction occurs during the breeding season (i.e., February 1 through September 15). The project requires mitigation measures to avoid indirect impacts to breeding birds. Impacts would, therefore, be less than significant with mitigation incorporated.

The project does not have the potential to eliminate important examples of the major periods of California history or prehistory. However, monitoring is required for areas where new trenching could result in potential impacts to tribal cultural resources. Impacts would, therefore, be less than significant with mitigation incorporated.

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Response:** Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the project. The project would be located in a developed area that is largely built out.

As documented in this Initial Study, the project may have the potential to degrade the environment as a result of biological resource and tribal resource impacts, which may have cumulatively considerable impacts when viewed in connection with the effects of other potential projects in the area. As such, mitigation measures have been identified to fully mitigate and reduce impacts to a less than significant level. Other future projects within the surrounding area would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible.

Other impacts associated with the proposed project, including emissions, noise, and traffic generated by construction activities, would be temporary, largely localized to the project site itself, and less than significant. Given the temporary nature of the proposed project in both its implementation and impacts, any contribution it would have to a cumulatively considerable impact on the environment is considered to be less than significant.

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



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

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1.b

## MITIGATION MONITORING REPORTING PROGRAM

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing [Revision 1] (4293 : Plot Plan for a



# CITY OF MORENO VALLEY

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



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

January 27, 2021

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

**Prepared By**  
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Teresa Wilkinson  
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Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

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

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

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

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

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

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

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

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>a) Project grading and development scheduling;</li> <li>b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</li> <li>c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ul>				

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

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

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

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>TCR-3</b>	<p>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>• 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:</li> <li>• 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.</li> <li>• On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</li> </ul>	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal representative and Project Archaeologist.		
<b>TCR-4</b>	<p>The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal</p>	Prior to issuance of the grading plan.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	Representatives to the site to assess the significance of the find.”				
<b>TCR-5</b>	If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
<b>TCR-6</b>	If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the County Coroner and Native American Heritage Commission.		

Attachment: Exhibit A - Mitigated Negative Declaration for Moreno Valley 2 Dracaea Multi-Family Housing



**Report of a Biological Assessment  
and MSHCP Consistency Analysis  
Over APNs 263-132-016 and 263-132-017  
City of Moreno Valley,  
Western Riverside County, California**

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# 1. INTRODUCTION AND SUMMARY

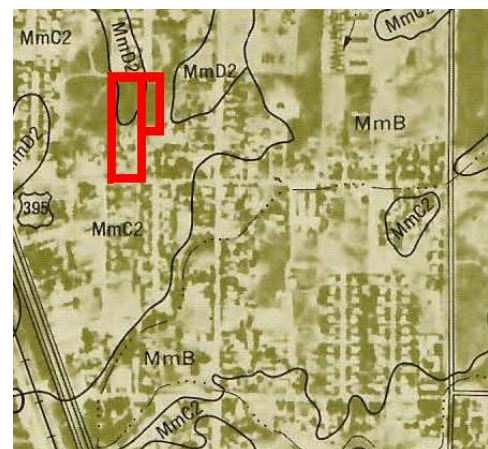
This Report of a Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis is being prepared to document the biological resources found on Assessor's Parcel Numbers 263-132-017 and 263-132-016. A habitat assessment and burrow survey for the Burrowing Owl was conducted over the subject property and two adjacent parcels on 1 May 2019, and a general biological survey was conducted over the subject property on 11 September 2020. The results of these surveys have been incorporated into the text of this report. The report also contains an impact analysis of the proposed residential project and the mitigation measures recommended to reduce the potentially significant impacts resulting from the proposed project to a less than significant level.

## 1.1. Project Location and Description

The 3.41-acre property consisting of APNs 263-132-017 and 263-132-016 is located on the north side of Dracaea Avenue between the Old 215 Frontage Road and Edgemont Street in the City of Moreno Valley (see attached Figures 1 and 2). The property is relatively flat with an elevational difference of approximately 12-feet. The highest elevation on-site is in the northwestern corner at 1,545-feet and the lowest elevation occurs in the southwestern section of the site at 1,533-feet (see Figure 3).

The property is currently undeveloped with a dirt road traversing the property in a north/south direction from Dracaea Avenue at the southern end of the site to the end of Lancaster Lane along the northeastern edge of the site (see Figure 2). However, as evidenced from historic aerial photos (such as the soil survey aerial below), the southern portion of APN 263-132-016 used to contain what appears to be residential structures as far back as the 1940's. No evidence of these structures is obvious on the property now. Current, surrounding land uses include undeveloped land to the west and east, and residences to the north, northeast, south, and southeast (again see Figure 2).

Published geological mapping of the area provides an overview of the property (Morton, 2004). The subject property is mapped as "Very old alluvial fan deposits". Surficial soil mapping for the property is provided by the Soil Survey for the Western Riverside Area, California (Knecht, 1971). According to this soil survey, the site is underlain by Monserate sandy loam 5 – 8% slopes, eroded (MmC2) and Monserate sandy loam 8 – 15% slopes, eroded (MmD2) – see insert to the right. These two soil types contain well-drained soils that were derived in alluvium from predominantly granitic soils (Knecht, 1971). The surficial soils are sandy loams while the subsoil is characterized as a sandy, clay loam hardpan between 10 – 20-inches deep.



## 2. REGULATORY SETTING

The following sections describe the federal, state, and local regulations that pertain to the protection of biological resources on the subject property.

### 2.1. Federal

#### 2.1.1. Endangered Species Act

The federal Endangered Species Act (ESA) enacted in 1973, authorizes the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) to identify and list imperiled plant and animal species as threatened or endangered under the act. Once listed, these species are protected from unauthorized “take” that would otherwise further imperil the species or even cause them to become extinct. Under the act, the USFWS and the NMFS maintain a list of candidate species, propose critical habitat for listed species, consult with entities proposing “take”, and issue “take” permits, all of which is done with the ultimate goal of recovery for the species.

#### 2.1.2. Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was first enacted in 1918. Since then, treaties with other countries regarding the protection of migratory birds, has necessitated amendments to the act. As it stands currently, the MBTA provides a list of bird species whose nests, eggs and parts are protected under the act from harm through pursuit, hunting, trapping, killing, etc.

#### 2.1.3. Clean Water Act

The Clean Water Act (CWA) is a federal law that regulates water pollution. The U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into waters of the United States under Section 404. Recently, on 21 April 2020, these agencies published a final rule in the federal register entitled “The Navigable Waters Protection Rule: Definition of ‘Waters of the United States’” which redefines what is jurisdictional to these agencies under the CWA. One main change is the removal of ephemeral drainages from this definition.

### 2.2. State

#### 2.2.1. California Endangered Species Act

The California Endangered Species Act (CESA) was enacted in 1984 and is quite similar in function to the federal ESA. The CESA authorizes the California Fish and Game Commission to list plants and animals as threatened or endangered, or as candidates for

listing. Once listed, these species are protected from unauthorized “take”.

#### 2.2.2. California Environmental Quality Act

The California Environmental Quality Act (CEQA) was enacted in 1970 and is the state regulation with the broadest scope for protecting environmental resources in California. Before a California public agency, such as the City of Moreno Valley, can issue permits for discretionary projects, the project must be analyzed under CEQA for significant impacts. CEQA analyses environmental topics including aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems and wildfire. After the analysis portion is complete, the public agency will issue a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report depending upon the significance of the impacts and the mitigation requirements.

#### 2.2.3. Fully Protected Species and Species of Special Concern

The Fully Protected Species designations under the California Fish and Game Code and the Species of Special Concern designations made by the California Department of Fish and Wildlife provide additional protection for the species identified as such. Although not listed under the ESA or CESA, species identified as Fully Protected Species or Species of Special Concern are considered “sensitive” and require a full analysis under CEQA.

#### 2.2.4. California Native Plant Society Sensitive Plants

Established in 1965 as a non-profit organization, the California Native Plant Society (CNPS) is dedicated to conserving California native plants and their habitats. In order to track sensitive, California native plants, the CNPS maintains an Inventory of Rare and Endangered Plants of California on their website (CNPS, 2020). When preparing a CEQA analysis, this inventory is used to identify sensitive plant species that are not otherwise protected under the ESA or the CESA.

#### 2.2.5. Waters of the State

Section 401 of the CWA requires that an entity applying for a federal license or permit to conduct an activity that may result in a discharge of a pollutant into waters of the United States must obtain a water quality certification from the state in which the discharge originates. In California, this water quality certification is administered by the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs).

## 2.3. Local

### 2.3.1. Western Riverside County Multiple Species Habitat Conservation Plan

The Natural Community Conservation Planning (NCCP) program is a state-wide conservation effort established to protect large blocks of habitat while still allowing for development. The Multiple Species Habitat Conservation Plan (MSHCP) is a multi-jurisdictional, regional NCCP program in Western Riverside County. The MSHCP details conservation goals for native habitats and the sensitive plants and animals that inhabit them. It also outlines development limitations and mitigation requirements for impacts to these sensitive species or habitats. The City of Moreno Valley is one of many jurisdictions participating in the MSHCP.

### 2.3.2. City of Moreno Valley General Plan

The City of Moreno Valley General Plan was adopted in July 2006 (City of Moreno Valley, 2006). This General Plan outlines how the City of Moreno Valley will be developed through the identification of goals, objectives, policies, and programs within a framework of different plan elements. The protection of environmental resources relevant to this biological report are detailed in the Parks, Recreation, and Open Space Element, the Safety Element (Environmental Safety), and the Conservation Element. It should be noted that efforts for the 2040 General Plan are currently underway to update the 2006 plan and outline what will be accomplished over the next 20 years.

### 2.3.3. City of Moreno Valley Landscape and Water Efficiency Requirements

The Landscape and Water Efficiency Requirements for the City of Moreno Valley are detailed in the Title 9 of the Moreno Valley Municipal Code. Specifically, section 9.17.030(G) defines “heritage trees” and what can and can not be done with these special protection trees. On-site, there are eleven heritage trees that met the definition of > 15-feet in height. These eleven trees are marked on Figure 3.

## 3. METHODOLOGY

The preparation of this report required a research component and a field assessment component. The research component consisted of reviews of aerial photography, topography, and soils maps. It also entailed searching the California Natural Diversity Database (CNDDDB) and the on-line Inventory of Rare and Endangered Plants of California maintained by the California Native Plant Society (CNPS). The field assessment component was comprised of two site surveys performed by the undersigned on 1 May 2019, and 11 September 2020. The first visit on 1 May 2019 represented the habitat assessment and burrow survey for the Burrowing Owl. The second visit on 11 September 2020 consisted of the general biological survey of the project area. Below is a table of the dates, times, and weather conditions for both visits.

APNs 263-132-016 and 263-130-017								
Date	Times of survey	Observer	Beginning of Observational Period			End of Observational Period		
			Wind	Air Temp	Cloud Cover	Wind	Air Temp	Cloud Cover
1 May 2019	1030 to 1300 hours	G. Cummings	1.4 – 5.1 mph	69.1°F	10%	< 5.5 mph	71.4°F	Clear
11 Sept 2020	0830 to 0945 hours	G. Cummings	< 1.9 mph	65.6°F	100% (smoke from fire)	< 2.0 mph	75.2°F	100% (smoke from fire)

The goals of the first site visit were to 1) determine if there was suitable habitat for the Burrowing Owl on the property or within 500-feet of the site, and 2) determine if potential burrows occurred within the survey area. The goals of the second field survey in 2020 were to delineate and quantify the types and amounts of habitats on the property, and to determine if any sensitive plants or animals occur within the bounds of the site.

In order to meet the above outlined goals, all sign (including track, scat, and others), direct observation, and auditory inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are cited in the References Cited section of this report.

## 4. EXISTING BIOLOGICAL CONDITIONS

The 3.41-acre property is currently undeveloped and is surrounded by residential development. Residential structures used to stand in the southern portion of APN 263-132-016, but no remnants of these structures occur on-site. Their existence is only supported by historical aerial photography. During the field visits, one sensitive wildlife species was observed, and this species is discussed in section 4.4 below (also see Figure 3 for location). For complete lists of all the plants and animal species observed on the property, please see the attached Tables 1 and 2.

### 4.1. Vegetation Classifications and Flora

The property contains two in-fill parcels totaling 3.41-acres. This property is comprised of a dirt road and annually disced fields. The fields are occupied by native and non-native adventive (or weed) species and are best classified as Developed/Disturbed Land under the collapsed vegetation community classifications in the MSHCP and as Residential/Urban/Exotic habitat under the uncollapsed vegetation community classifications. The habitat on-site has been disced repeatedly throughout the years for fire purposes.

**Residential/Urban/Exotic Habitat.** This vegetation classification consists primarily of native and non-native weed species and falls under the collapsed vegetation community classification of Developed/Disturbed Land in Volume II of the MSHCP. Plant species that



dominate this habitat type on the property include:

Cheeseweed	<i>Malva parviflora</i>
Turkey-Mullein	<i>Croton setigerus</i>
Red Brome	<i>Bromus madritensis</i> ssp. <i>rubens</i>
Short-pod Mustard	<i>Hirschfeldia incana</i>

On-site this vegetation type exhibits a number of subtle differences due to the elapsed time from the last mechanical disturbance. Where the soil is disced annually, the above four species form a nearly exclusive association. Where the soils are apparently not disced annually, such as around the heritage trees at the periphery of the parcel, a slightly higher diversity of plants occurs, but the composition remains adventive and primarily non-native in content. As a collective whole, this habitat type is perhaps the least valuable of the habitats found in western Riverside County.

It should be noted that the property also contains an approximately 100-foot x 40-foot ponded area on APN 263-132-017 that appears to fill with water from runoff of Lancaster Lane to the north during years with good rainfall. Plant species the dominate this particular patch of the Residential/Urban/Exotic habitat include:

Puncture Vine	<i>Tribulus terrestris</i>
California Goosefoot	<i>Chenopodium californicum</i>
Knotweed	<i>Polygonum aviculare</i> ssp. <i>depressum</i>
Tumbleweed	<i>Amaranthus albus</i>

No Vernal Pool plant indicator species commonly found in Riverside County were noted during the surveys.

## 4.2. Wildlife

Given the degree of human utilization of the surrounding properties, and the degree to which the subject property has been disturbed, it is not surprising that the suite of wildlife species present has been greatly reduced. Birds are the most obvious part of the fauna, followed by mammals. During the field surveys, an effort was made to assess all available sign (tracks, burrows, trails, scat, and the like) as a means of ascertaining the wildlife species present on the property. Included in the survey was a protocol survey for the Burrowing Owl. Most of the wildlife observations were avian in nature, but two mammals were also noted on the property. These species are discussed in the sections below.

Amphibians. The area that holds water runoff from Lancaster Lane has the potential to be suitable habitat for common frog species, such as the Baja California Treefrog (*Pseudacris hypochondriaca*). However, at the time of the visits in May 2019 and September 2020, this area was not holding any water and no amphibian species were noted during either of the surveys.

Reptiles. Although temperatures and weather were suitable for reptilian activity, no reptiles were observed during either of the surveys. This is not surprising given the lack of shrub habitats for cover and the fact that the area is disced annually.

Mammals. Probably as a result of the major freeways to and north and west of the property, the past and present disturbances to the site, and the extensive residential development surrounding the subject property, the mammalian component of the fauna was limited to domestic cats and dogs. No native mammalian species were observed during the site visits.

Birds. The avifauna is the most visible wildlife resource on the property and a total of fifteen bird species were noted during the protocol survey for the Burrowing Owl and the general biological survey of the property.

While the survey for the Burrowing Owl was negative, one other “sensitive” bird species was observed on the property. This species was the Cooper’s Hawk. Sensitive wildlife species are discussed in detail in the following section 4.4 of the report, and the reader’s attention is directed there for specific information about this sensitive bird species.

### 4.3.Sensitive Plants

One principal goal of the biological survey was to determine the presence or absence of sensitive plant species. A search was made of the on-line California Native Plant Society’s Inventory of Rare and Endangered Plants of California to determine those plant species considered sensitive and known to occur within an approximate 10-mile radius of the subject property (CNPS, 2020). This search produced a list of fifty-two species. This list was compared with the list of plants generated from a nine-quad search of the California Natural Diversity Database (CDFW, 2020a), and one additional plant species was added by the CNDDDB, creating a total sensitive plant list of fifty-three plant species. The list of fifty-three plant species is presented as Table 3 (the reader’s attention is directed to that table for additional information). Each entry in the table has been annotated as to whether the species would be expected on the property or not. A diligent search was conducted for all the species during field work conducted within the bounds of the project, but no sensitive plant species were found. Forty-nine of the fifty-three plants would not be anticipated given their specific habitat, soil, and elevational requirements. Three plants would have a low probability of being found on the property, and one plant species would have a high probability of occurring on-site. The one plant with a high probability of occurrence is the Paniculate Tarplant (*Deinandra paniculata*).

A diligent search was made for all of the species during the field work conducted within the bounds of the property, but none were found. Given the disturbance that most of the property has been subject to for many decades, it is not surprising that no sensitive plant species were encountered. The one species, Paniculate Tarplant, with a high probability of occurrence on-site, is an annual herb that blooms from April to November (CNPS, 2020). The field surveys were conducted in May and September when above-ground expressions of this plant would

have been visible. Given the lack of observations, and the past and present disturbances to the property, it is highly unlikely that this plant occurs on-site.

#### 4.4. Sensitive Wildlife

One of the principal goals of the biological reconnaissance was the identification and delineation of populations of sensitive wildlife species. A list of sixty-one sensitive animal species known to occur within a 10-mile radius of the project was generated from a nine-quad search of the CNDDDB (CDFW, 2020a). Of the sixty-one sensitive wildlife species known to occur within a 10-mile radius of the property (see the attached Table 4), only one was noted during the surveys, the Cooper's Hawk. Forty-nine of the sensitive wildlife species are unlikely given their habitat associations and known locations, nine have a low probability of occurring on the property, and two have a medium probability of occurring on-site.

**Cooper's Hawk.** The Cooper's Hawk (*Accipiter cooperi*) is a medium-sized, streamlined hawk with a long tail whose primary prey species are other smaller birds. For nesting, Cooper's Hawks use a variety of tall tree species, including several horticultural species and native Oaks. The Cooper's Hawk has no federal or state listing under the ESA or CESA, respectively, but it is on a Watch List maintained by the California Department of Fish and Wildlife (CDFW, 2020b).

During the site visit in September of this year, a single individual was seen overflying the northwestern portion of the property (see Figure 3 for location). According to Small (1994), fall migration of this species occurs from mid-September to mid-October. Given the brief observation of this species on-site as a flyover only, combined with the disturbed nature of the site, and the timing of the observation, it is quite probable that this was a fall migrant passing through the area. However, there are potentially suitable nest trees around the periphery of the site and an avian breeding season avoidance mitigation measure is proposed to ensure that no "take" occurs to the Cooper's Hawk or any other bird species protected under the MBTA.

#### 4.5. Core Areas, Linkages, and Wildlife Movement Corridors

Core areas are defined in the MSCHP-Volume I as "a block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species". These core areas serve as the cornerstones of the MSHCP conservation area. To ensure connectivity between the core areas, linkages have also been identified for protection. These linkages provide "Live-In" habitat for certain species and habitat for movement between core areas. A third term, wildlife movement corridor, is used in the MSHCP to describe typically linear, unobstructed paths that provide adequate cover for species moving from place to place. The 3.41-acre subject property is not mapped within a core area or linkage in the MSHCP. In addition, the site contains Disturbed Land that is disced annually for fire prevention. It is an in-fill property that is surrounded by residential development. As such, the property does not function as a wildlife movement corridor either.

## 5. MSHCP CONSISTENCY ANALYSIS

### 5.1. Criteria Areas

The subject property is located within the Reche Canyon/Badlands Area Plan of the Western Riverside County MSHCP. According to the Volume I of the MSHCP, the subject property is not located within a criteria area (Dudek, 2003a).

### 5.2. Narrow Endemic Plant Species Survey Area

According to the Volume I of the MSHCP, the subject property is not located within a narrow endemic plant survey area (Dudek, 2003a). As such, no surveys for narrow endemic plants are required.

### 5.3. Criteria Area Species Survey Area

According to the Volume I of the MSHCP, the subject property is not located within a species survey area for other sensitive plant species either (Dudek, 2003a). As such, no specific surveys for those additional nine plant species are required.

### 5.4. Amphibian Species Survey Area

According to the Volume I of the MSHCP, the subject property is not located within an amphibian survey area (Dudek, 2003a). As such, no surveys for amphibians are required.

### 5.5. Burrowing Owl Survey Area

According to the Volume I of the MSHCP, the subject property is not located within a Burrowing Owl survey area (Dudek, 2003a). However, a habitat assessment and burrow survey were conducted over the property in 2019 (see Appendix A). Portions of the property contained suitable habitat for the Burrowing Owl, but no burrows were found on-site. Even though the Burrowing Owl is not anticipated to occur on the property given the lack of burrows, a pre-construction survey is recommended 30-days before ground disturbing activities begin.

### 5.6. Mammal Species Survey Area

According to the Volume I of the MSHCP, the subject property is not located within a mammal survey area (Dudek, 2003a). As such, no surveys for mammals are required.

### 5.7. MSHCP Riparian/Riverine Areas and Vernal Pools

The subject property does not contain riparian/riverine areas or vernal pools as defined in section 6.1.2 of Volume I of the MSHCP (Dudek, 2003a). Specifically, for riparian/riverine areas, there are no trees, shrubs, persistent emergents, or emergent mosses and lichens which

occur close to or depend upon soil moisture from a nearby water source on the property. Rather, the site is occupied by Residential/Urban/Exotic habitat.

The vernal pool analysis was not as clear cut as it was for riparian/riverine habitat. As defined in section 6.1.2 of Volume I of the MSHCP, vernal pools are “seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soil, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season.” Regional mapping for this area was researched to see if there were any previously mapped vernal pools or wetlands on the property. Per the National Wetlands Inventory maintained by the USFWS, there are no wetlands or riparian habitats mapped on-site (USFWS, 2020). Also, according to the Final Program EIR for the Moreno Valley General Plan (2006), no vernal pools were mapped within the City of Moreno Valley by the regional vegetation mapping effort.

Regional mapping efforts can sometimes miss smaller biological resources, and site-specific surveys are required to ensure that these smaller biological resources are not overlooked. Based upon aerial photography, one of the three vernal pool indicators, hydrology, occurs at least occasionally on the site. As can be seen on Figure 2, there is an area on APN 263-132-017 that holds water runoff coming from the paved Lancaster Lane to the north during some years when there is good rainfall. No standing water was observed in this location during either the May 2019 visit or the September 2020 visit, but this was not surprising since these visits occurred during the drier portion of the growing season (see Figure 4). The two other vernal pool indicators, hydric soils and hydrophytic vegetation, do not occur on-site. The Monserate soils underlying the site are not considered hydric soils by the USDA (2020) and the site surveys confirmed the occurrence of these sandy loams. As mentioned previously, the vegetation within the area that ponds occasionally did not vary much from the surrounding vegetation. Both areas contained annual weedy species, and the area that holds the water runoff contained a concentration of Puncture Vine, Tumbleweed, California Goosefoot and Knotweed. According to the National Wetland Plant List for California maintained by the USACE (2018), two of these four plant species were not even on the list, one was a facultative upland species, and one was a facultative species. Facultative species commonly occur as either a hydrophyte or a non-hydrophyte, and facultative upland species occasionally occur as a hydrophyte, but usually occur in uplands. Since all three indicators need to be present to be defined as a vernal pool, this area that holds water runoff occasionally but does not contain hydric soils or predominantly hydrophytic vegetation is not classified as a vernal pool by the MSHCP.

## 5.8. Urban/Wildlands Interface

Since the subject property is not located within an MSHCP Conservation Area, there are no indirect effects that need to be addressed regarding placement of development next to an MSHCP Conservation Area.

### 5.9. Stephens' Kangaroo Rat (SKR) Mitigation Fee

The Riverside County Habitat Conservation Agency (RCHCA) has a section 10(a) permit under the Endangered Species Act from the U.S. Fish and Wildlife Service for the “take” of the SKR. This permit is a Habitat Conservation Plan (HCP) that identifies a designated SKR HCP Area within which development projects can proceed as long as they pay a mitigation fee. Payment of the fee provides full mitigation under CEQA, ESA, and CESA for impacts to the SKR.

## 6. ENVIRONMENTAL IMPACT ANALYSIS

This section addresses the environmental impacts to sensitive biological resources that would result from the proposed development of the subject property and the associated mitigation measures required to reduce those impacts to a less than significant level under CEQA.

### 6.1. Thresholds of Significance

The CEQA Guidelines provide information on evaluating whether certain project impacts would be significant under CEQA. A significant impact would require mitigation, while a less than significant impact would not. In accordance with Appendix G in the CEQA Guidelines, a project could have a significant impact on biological resources if the project would:

- 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;
- 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;
- 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;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

## 6.2. Impacts

The purposes of this biological report were to provide documentation of the biological resources found on the property, analyze the impacts of the proposed residential development, and provide mitigation measures if the impacts are significant. Based upon the levels of significance outlined in the CEQA Guidelines and detailed in section 6.1 above, the following four significant biological impacts will occur as a result of the proposed residential development:

### **Impact BIO-1: Burrowing Owl**

A Burrowing Owl habitat assessment and burrow survey were conducted over the property. Although suitable habitat was found on-site, no burrows were detected within the suitable habitat. However, the City of Moreno Valley requires that the below BIO-1 mitigation measure be implemented to reduce potential impacts to Burrowing Owls to a less than significant level.

### **Impact BIO-2: Nesting Birds**

The property contains habitats in which nesting birds protected under the MBTA may be found. Although no active nests were found during the field surveys, there are bird species that could build nests on-site prior to the onset of project construction. The BIO-2 mitigation measure below should be implemented to reduce potential impacts to nesting birds to a less than significant level.

### **Impact BIO-3: Heritage Trees**

The Moreno Valley Municipal Code section 9.17.030(G) contains information on what the city considers to be “heritage trees”. Specifically, the municipal code states that trees are considered heritage trees if they define “the historical and cultural character of the city including older Palm and Olive trees, and/or any tree designated as such by official action”, OR if they have a “fifteen (15) inch diameter measure twenty-four (24) inches above ground level” OR if they “have reached a height of fifteen (15) feet or greater”. On-site, there are eleven trees that meet the latter definition of having attained a height of  $\geq 15$ -feet. These eleven trees are shown on the preliminary grading plan in Figure 3. The BIO-3 mitigation measure below should be implemented to reduce impacts to these eleven heritage trees to a less than significant level.

### **Impact BIO-4: Stephens’ Kangaroo Rat Fee Area**

The subject property is located within the SKR HCP Fee Area which is administered by the RCHCA. The BIO-4 mitigation measure below should be implemented to reduce impacts to the SKR to a less than significant level.

## 6.3. Mitigation Measures

### **BIO-1: Pre-construction Burrowing Owl Survey**

All project sites containing suitable Burrowing Owl habitat or burrows, whether or not Burrowing Owls were found, require pre-construction surveys for the Burrowing Owl 30-days before ground-disturbing activities occur. Therefore, a pre-construction survey for the

Burrowing Owl shall be conducted over the subject property 30-days prior to ground-disturbing activities.

**BIO-2: Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey**

Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are *not* found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.

**BIO-3: Planting of Large Landscape Trees to Replace Heritage Trees to be Removed**

In order to mitigate for the loss of eleven heritage trees on-site as a result of the proposed residential project, sixteen large landscape trees are proposed to be planted in their place (see Figure 5). The large landscape trees will be Chinese Elms (*Ulmus parvifolia*) or Golden Raintrees (*Koelreuteria paniculata*), or another suitable tree species anticipated to grow to be larger than 15-feet tall and become heritage trees themselves. If replacement landscape tree species must be selected, then those tree species must also be anticipated to grow to be larger than 15-feet tall to ensure that the heritage trees lost will be replaced.

**BIO-4: SKR Fee**

The property is located within the SKR HCP Fee Area. The Mitigation Fee of \$500 per gross acre needs to be paid upon issuance of a grading permit, a certificate of occupancy, or upon final inspection, whichever comes first.

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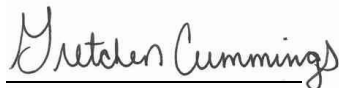


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## CERTIFICATION

This report is based on an independent field examination and analysis of APNs 263-132-016 and 263-132-017 in the City of Moreno Valley, County of Riverside, California. Any errors or omissions in this report are solely the responsibility of the author.



Gretchen B. Cummings  
President/Consulting Biologist

## ATTACHMENTS

- Figure 1 – APNs 263-132-016 and 263-132-017 Shown on the U.S.G.S. 7½-min Riverside East Quad Map
- Figure 2 – APNs 263-132-016 and 263-132-017 Shown on an Aerial Photo
- Figure 3 - Biological Resources Shown on the Preliminary Grading Plan

Figure 4 – Site Photos

Figure 5 - Locations of Existing Heritage Trees and Landscape Trees Proposed to Reach Heritage Tree Status Shown on the Preliminary Landscape Plan

Table 1 - Vascular Plants Observed on APNs 263-132-016 and 263-132-017

Table 2 - Wildlife Species Observed on APNs 263-132-016 and 263-132-017

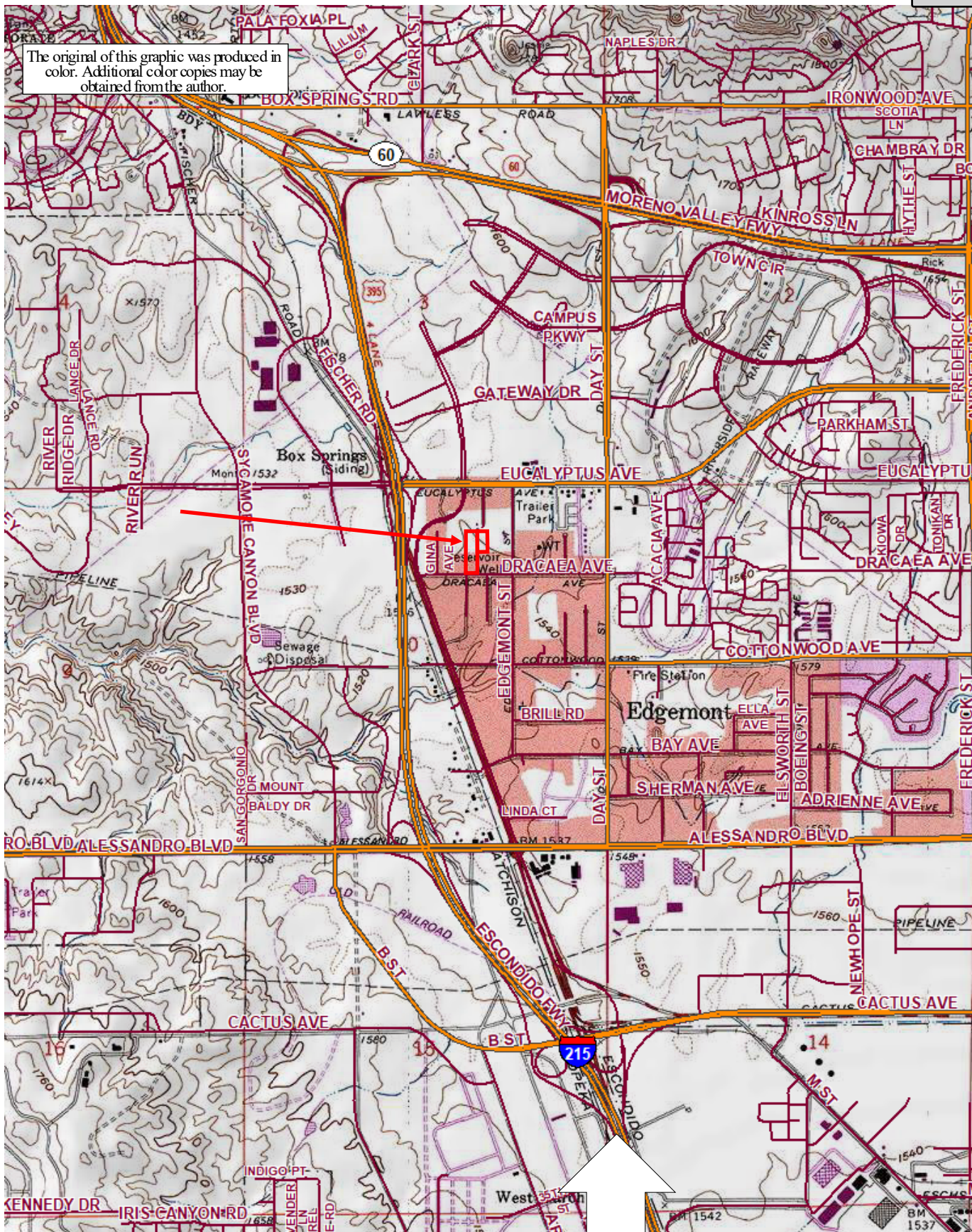
Table 3 - Sensitive Plant Species Known to Occur Within an Approximate 10-mile Radius of APNs 263-132-016 and 263-132-017

Table 4 - Sensitive Wildlife Species Known to Occur Within an Approximate 10-mile Radius of APNs 263-132-016 and 263-132-017

Appendix A – A Habitat Assessment and Burrow Survey for the Burrowing Owl Over APNs 263-132-016 and 263-132-017, 263-132-030, 263-132-033

[:\1869-bio-rpt-rev.doc]

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Scale: 1-inch = 2,000-feet

Cummings Environmental Job Number 1869.86A 22 October 2020

[:\1869-Fig-1.pptx]

**Cummings Environmental**

**APNs 263-132-016 and 263-132-017 Shown on the U.S.G.S. 7 1/2-min Riverside East Quad Map [Base Map Created with TOPO!® ©2006 National Geographic; ©2005 TeleAtlas]**

**Figure 1**

Packet Pg. 132

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Cummings Environmental Job Number 1834.34C 22 October 2020

Scale: 1-inch = 200-feet

[:\1869-Fig-2.pptx]

**Cummings Environmental**

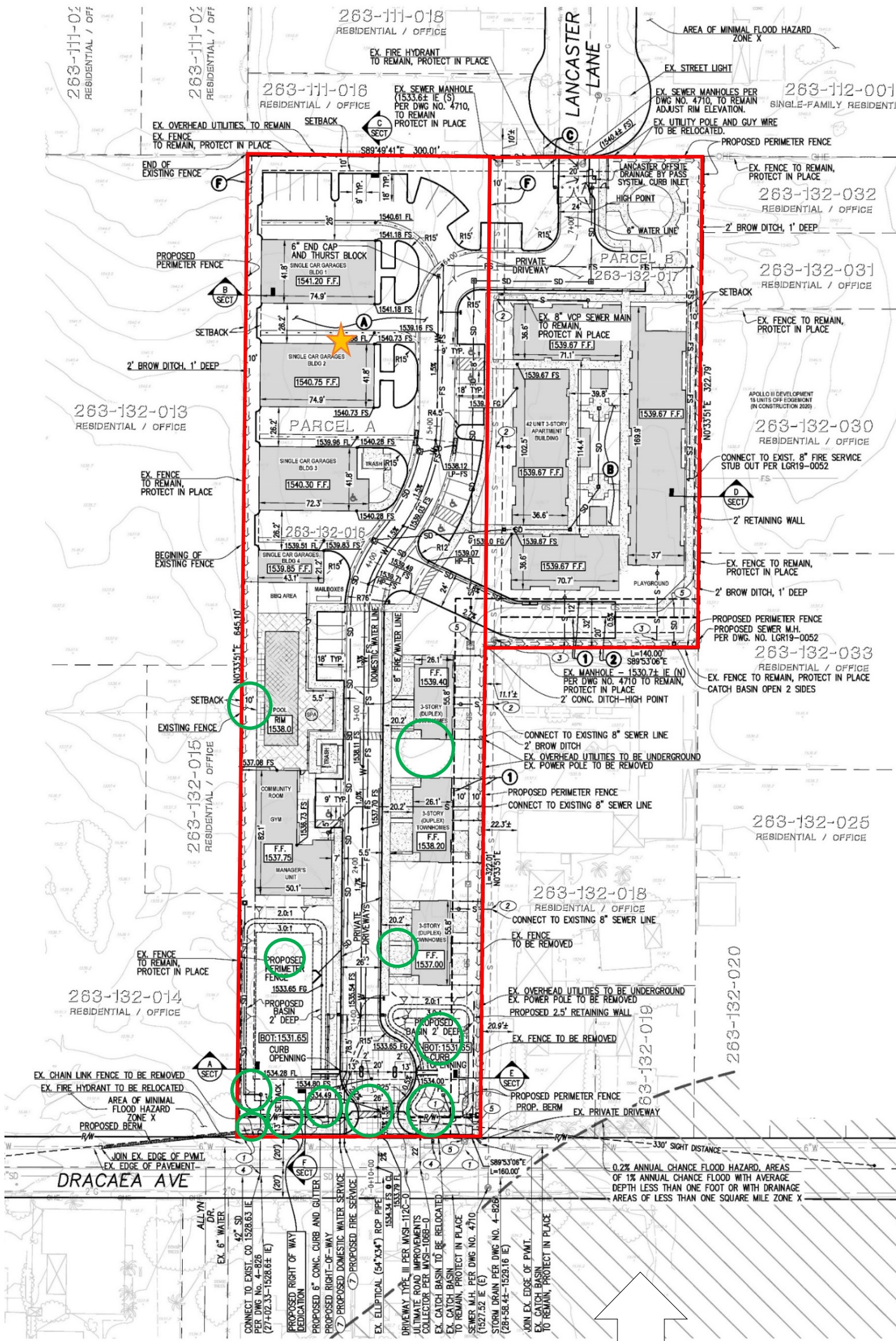
**APNs 263-132-016, and 263-132-017 Shown on an Aerial Photo  
[Base Photo © 2020 Maxar Technologies; Imagery Date 4/23/2020]**

**Figure 2**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

**KEY**

- Parcel Boundaries
- ★ Cooper's Hawk
- Heritage Trees



Scale: 1-inch = 80-feet

Cummings Environmental Job Number 1869.86A

25 October 2020

[1869-Fig-3.ppp]

**Cummings Environmental**

**Biological Resources Shown on the Preliminary Grading Plan**  
[Base Preliminary Grading Plan Provided by Masson & Associates, Inc.]

**Figure 3**

Attachment: Appendix A\_Report of a Biological Assessment and MSHCP Consistency Analysis (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Attachment: Appendix A\_Report of a Biological Assessment and MSHCP Consistency Analysis (4293 : Plot Plan for a 49-unit multi-family

Cummings Environmental Job Number 1869.86A 25 October 2020

[:\1869-Fig-4.pptx]

**Cummings  
Environmental**

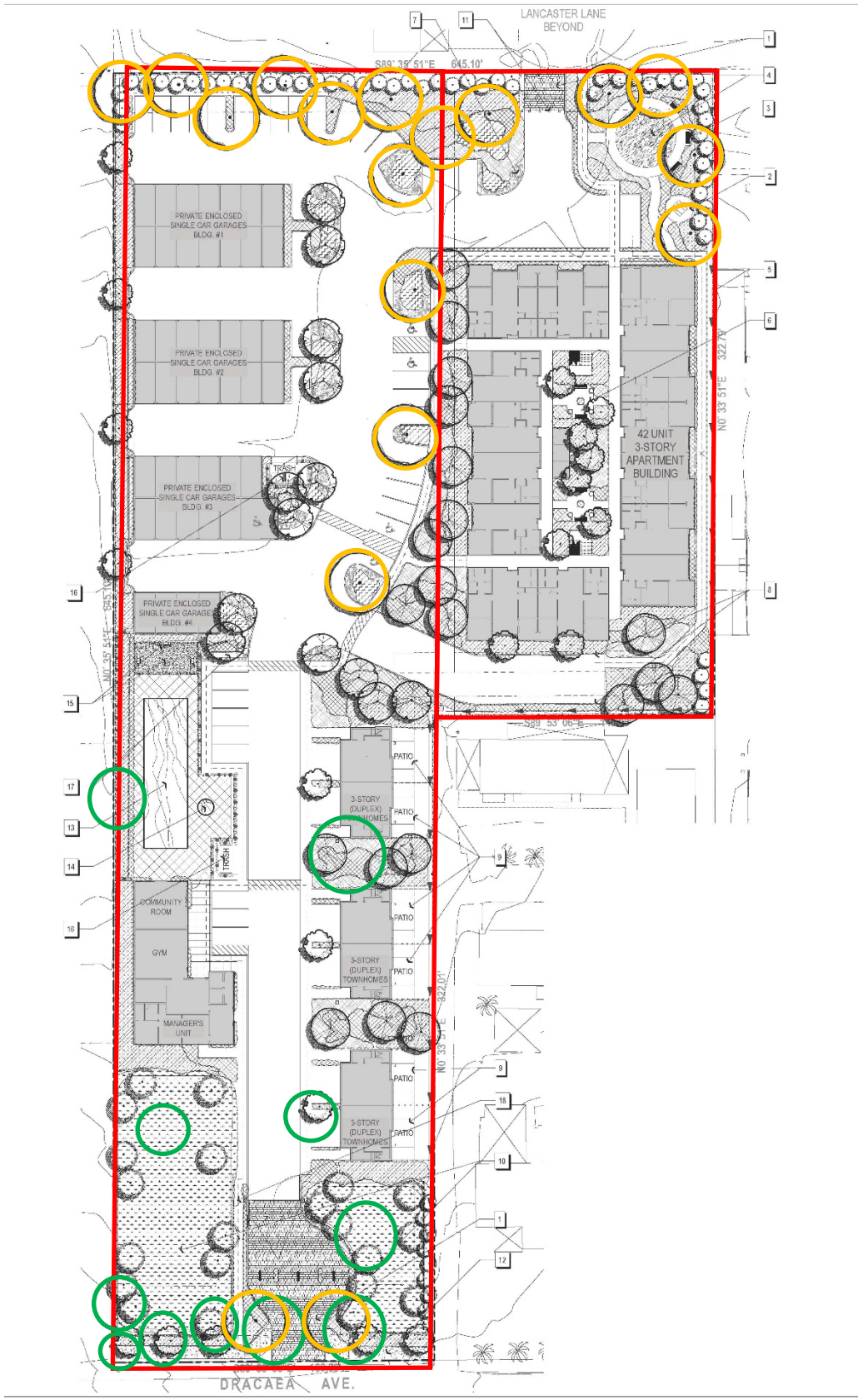
**Site Photos of the Area that Holds Water Runoff  
from Lancaster Lane Taken in May 2019 (top  
photo) and September 2020 (bottom photo)**

**Figure  
4**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

**KEY**

- Parcel Boundaries
- Existing Heritage Trees
- Proposed Large Canopy Landscape Trees



↑  
Scale: 1-inch = 80-feet

Cummings Environmental Job Number 1869.86A      25 October 2020      [:\1869-Fig-5.ppp]

**Cummings Environmental**

**Locations of Existing Heritage Trees and Landscape Trees Proposed to Reach Heritage Tree Status Shown on the Preliminary Landscape Plan**  
[Base Preliminary Landscape Plan Provided by Daedalus Design Group]

**Figure 5**

Attachment: Appendix A\_Report of a Biological Assessment and MSHCP Consistency Analysis (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



**Table 1****Vascular Plants Observed on APNs 263-132-016 and 263-132-017**

<b>Plant Family</b>	<i>Scientific Name</i> <b>Common Name</b>	<b>Native (N) or Introduced (I)</b>
<b>Amaranthaceae</b> <b>Amaranth Family</b>	<i>Amaranthus albus</i> Tumbleweed	I
<b>Anacardiaceae</b> <b>Sumac Family</b>	<i>Schinus molle</i> Pepper Tree	I
<b>Asteraceae</b> <b>Sunflower Family</b>	<i>Deinandra fasciculata</i> Clustered Tarweed	N
	<i>Erigeron canadensis</i> Horseweed	N
	<i>Lactuca serriola</i> Prickly Lettuce	I
	<i>Sonchus oleraceus</i> Common Sow Thistle	I
<b>Boraginaceae</b> <b>Borage Family</b>	<i>Amsinckia menziesii</i> Common Fiddleneck	N
	<i>Cryptantha</i> sp. Cryptantha	N
<b>Brassicaceae</b> <b>Mustard Family</b>	<i>Hirschfeldia incana</i> Short-pod Mustard	I
	<i>Sisymbrium irio</i> London Rocket	I
<b>Chenopodiaceae</b> <b>Goosefoot Family</b>	<i>Chenopodium berlandieri</i> var. <i>sinuatum</i> Pitseed Goosefoot	N
	<i>Chenopodium californicum</i> California Goosefoot	N
	<i>Salsola tragus</i> Russian Thistle	I
<b>Euphorbiaceae</b> <b>Spurge Family</b>	<i>Chamaesyce albomarginata</i> Rattlesnake Weed	N

<b>Plant Family</b>	<b>Scientific Name Common Name</b>	<b>Native (N) or Introduced (I)</b>
	<i>Croton setigerus</i> Turkey-Mullein	N
<b>Fabaceae Pea Family</b>	<i>Medicago polymorpha</i> California Burclover	I
<b>Fagaceae Pea Family</b>	<i>Quercus suber</i> Cork Oak	I
<b>Geraniaceae Geranium Family</b>	<i>Erodium cicutarium</i> Redstem Filaree	I
<b>Lamiaceae Mint Family</b>	<i>Trichostema lanceolatum</i> Vinegar Weed	N
<b>Malvaceae Mallow Family</b>	<i>Malva parviflora</i> Cheeseweed	I
<b>Poaceae Grass Family</b>	<i>Avena barbata</i> Slender Wild Oat	I
	<i>Bromus diandrus</i> Ripgut Grass	I
	<i>Bromus madritensis</i> ssp. <i>rubens</i> Red Brome	I
	<i>Digitaria sanguinalis</i> Hairy Crab Grass	I
	<i>Hordeum murinum</i> ssp. <i>leporinum</i> Hare Barley	I
<b>Polygonaceae Milkwort Family</b>	<i>Polygonum aviculare</i> ssp. <i>depressum</i> Knotweed	I
	<i>Rumex crispus</i> Curly Dock	I
<b>Zygophyllaceae Caltrop Family</b>	<i>Tribulus terrestris</i> Puncture Vine	I

28 Plants

[.\1869-Plant List.docx]

**Table 2**  
**Wildlife Species Observed on APNs 263-132-016 and 263-132-017**

<i>Scientific Name</i> Common Name	Vegetative Community in which the Species was Observed	Observations
<b>Mammals</b>		
<i>Canis lupus ssp. familiaris</i> Domestic Dog	Residential/Urban/Exotic	Three small dogs entered the property from the adjacent residences to the south during the 9/11/20 visit.
<i>Felis catus</i> Domestic Cat	Residential/Urban/Exotic	Domestic cats were seen at the periphery of the property during the 5/1/19 and 9/11/20 visits.
<b>Birds</b>		
<i>Accipiter cooperii</i> Cooper's Hawk	N/A	During the 9/11/20 visit, a single Cooper's Hawk flew overhead.
<i>Buteo jamaicensis</i> Red-tailed Hawk	N/A	During the 9/11/20 visit, a single Red-tailed Hawk flew overhead.
<i>Columba livia</i> Rock Pigeon	N/A	A flock of 21 Rock Pigeon were seen flying off-site to the south during the 9/11/20 visit.
<i>Streptopelia decaocto</i> Eurasian Collared-Dove	Residential/Urban/Exotic	During the 9/11/20 visit, an individual was seen perched on a power pole and seven were seen perched in a tree in the southwestern portion of the site.

<i>Scientific Name</i> Common Name	Vegetative Community in which the Species was Observed	Observations
<i>Zenaida macroura</i> Mourning Dove	Residential/Urban/Exotic	This species was seen as overflights and as individuals perched on the fence along the western property boundary during the 5/1/19 and 9/11/20 visits.
<i>Sayornis nigricans</i> Black Phoebe	Residential/Urban/Exotic	During both visits, a Black Phoebe was seen flycatching from the fence lines along the southeastern boundary.
<i>Sayornis saya</i> Say's Phoebe	Residential/Urban/Exotic	On 9/11/20, a single Say's Phoebe was seen along the northern property boundary.
<i>Tyrannus vociferans</i> Cassin's Kingbird	N/A	During the 9/11/20 visit, a single Cassin's Kingbird was seen as an overflight.
<i>Corvus corax</i> Common Raven	N/A	On 9/11/20, a single individual was seen as an overflight.
<i>Stelgidopteryx serripennis</i> Northern Rough-winged Swallow	N/A	During the 5/1/19 visit, three Northern Rough-winged Swallows were seen overflying the property.
<i>Mimus polyglottos</i> Northern Mockingbird	N/A	During the 5/1/19 and 9/11/20 visits, Northern Mockingbirds were heard calling off-site to the west.
<i>Sturnus vulgaris</i> European Starling	N/A	During both visits, European Starlings were seen perched on the wires to the north and west of the property.

<i>Scientific Name</i> Common Name	Vegetative Community in which the Species was Observed	Observations
<i>Carpodacus mexicanus</i> House Finch	Residential/Urban/Exotic	During 5/1/19 and 9/11/20 visits, House Finch were seen foraging on-site, perched on wires along the periphery of the site, and as overflights.
<i>Spinus psaltria</i> Lesser Goldfinch	N/A	On 9/11/20, a single individual was seen perched on the wires next to several House Finch.
<i>Passer domesticus</i> House Sparrow	N/A	This species was seen during both visits perched on the wires at the periphery of the site and as overflights.

**17 Species**

[:\1869-Wildlife Table.doc]

**Table 3**  
**Sensitive Plant Species Known to Occur Within an**  
**Approximate 10-mile Radius<sup>1</sup> of APNs 263-132-016 and 263-132-017**

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral Sand-Verbena	Rank 1B.1/S2/-/-	Found in sandy substrates within Chaparral, Coastal Scrub and Desert Dune habitats at elevations ranging from -197 - 5,264 feet.	N	U	Although the site is underlain by sandy loams (Knecht, 1971), there are no Chaparral, Coastal Scrub or Desert Dune habitats on the property. The closest CNDDDB record is 9.61-miles to the southeast (CDFW, 2020a).
<i>Allium munzii</i> Munz's Onion	Rank 1B.1/S1/CT/FE CA Endemic	Found in heavy clay soil in a wide variety of habitats. Grows at elevations of 977 - 3,521 feet.	N	U	The site contains a sandy loam surficial soil with a subsoil of sandy clay loam hardpan at > 10-inches deep (Knecht, 1971). The closest CNDDDB record is 9.1-miles to the southwest (CDFW, 2020a).
<i>Ambrosia pumila</i> San Diego Ambrosia	Rank 1B.1/S1/-/FE	Found in sandy loam or clay soils in Chaparral, Sage Scrub, or Valley and Foothill Grassland habitats at elevations of 65 - 1,366 feet.	N	L	The site contains Disturbed Land underlain by a sandy loam surficial soil with a subsoil of sandy clay loam hardpan at > 10-inches deep (Knecht, 1971). The closest CNDDDB record is 9.2-miles to the northwest (CDFW, 2020a). NOTE: Dwarf Burr Ambrosia is a synonym.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Arenaria paludicola</i> Marsh Sandwort	Rank 1B.1/S1/CE/FE	Found within marshes and swamps in sandy openings at elevations of 9 – 560 feet.	N	U	There are no marshes or swamps on the property, just a small area that temporarily fills with run-off water during good rainfall years. Also, the highest known elevation of the species is ±973-feet lower than the lowest elevation on the property.
<i>Artemisia palmeri</i> San Diego Sagewort	Rank 4.2/S3?/-/-	Found primarily along creeks and drainages on sandy soils within Chaparral, Coastal Scrub, and riparian habitats at elevations of 49 - 3,011 feet.	N	U	There are no creeks on the property, just a small area that temporarily fills with run-off water during good rainfall years. This species is not found in the Riverside East quad (CNPS, 2020). In fact, the Sunnymead and Redlands quads are the only two quads in Riverside County that are known to contain this species. NOTE: Palmer’s Sage is a synonym.
<i>Asplenium vespertinum</i> Western Spleenwort	Rank 4.2/S4/-/-	Found among boulders and rock outcrops within Chaparral, Coastal Sage, and Cismontane Woodland habitats at elevations of 592 - 3,290 feet.	N	U	There are no boulders or rock outcrops on the property, just sandy loam soils (Knecht, 1971).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Astragalus hornii</i> var. <i>hornii</i> Horn's Milk-vetch	Rank 1B.1/S1/-/-	Found within playas and meadows and seeps in alkaline sites at 197 – 2,797 feet.	N	U	There are no playas, meadows or seeps on the property, just a small area that temporarily fills with run-off water during good rainfall years. The only CNDDDB record within 10-miles of the property is from a 1900 collection and this location is believed to be extirpated (CDFW, 2020a).
<i>Atriplex coronata</i> var. <i>notatior</i> San Jacinto Valley Crownscale	Rank 1B.1/S1/-/FE CA Endemic	This species is associated with Playas, Valley and Foothill grasslands and Vernal Pool habitats at elevations of 457-1,645 feet.	N	U	There is a small area on-site that temporarily fills with run-off water during good rainfall years. However, the closest CNDDDB record is 9.9-miles to the southeast (CDFW, 2020a).
<i>Atriplex pacifica</i> South Coast Saltscale	Rank 1B.2/S2/-/-	Found on alkaline soils in Coastal Bluff Scrub, Coastal Dune, Coastal Scrub, and Playa habitats at elevations of 3 – 1,316 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).
<i>Atriplex parishii</i> Parish's Brittle-scale	Rank 1B.1/S1/-/-	Found on alkaline soils in Alkali Meadows, Vernal Pools, Chenopod Scrub, and Playa habitats at elevations of 82 - 6,251 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).



Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Atriplex serenana</i> var. <i> davidsonii</i> Davidson’s Saltscale	Rank 1B.2/S1/-/-	Found on alkaline soils within Coastal Scrub and Coastal Bluff Scrub at elevations ranging from 0 – 1,580 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).
<i>Berberis nevinii</i> Nevin’s Barberry	Rank 1B.1/S1/CE/FE CA Endemic	Found in Chaparral, Cismontane Woodland, Riparian Scrub, and Sage Scrub at elevations ranging from 230 - 5,232 feet.	N	U	There are no Chaparral, Cismontane Woodland, Riparian Scrub, or Sage Scrub habitats on the property.
<i>Brodiaea filifolia</i> Thread-Leaved Brodiaea	Rank 1B.1/S2/CE/FT CA Endemic	Found on clay soils in a variety of habitats at 49 - 3,685 feet.	N	U	The site contains Disturbed Land underlain by a sandy loam surficial soil with a subsoil of sandy clay loam hardpan at > 10-inches deep (Knecht, 1971). The closest CNDDDB record is 10.5-miles to the southeast (CDFW, 2020a).
<i>Calochortus plummerae</i> Plummer’s Mariposa Lily	Rank 4.2/S4/-/- CA Endemic	Found in a variety of habitats on granitic, rocky soils at elevations of 329 – 5,593 feet.	N	U	Although this species is known from the Riverside East quad (CNPS, 2020), the site is not underlain by rocky soils (Knecht, 1971).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Carex comosa</i> Bristly Sedge	Rank 2B.1/S2/-/-	Found within Coastal Prairie, Marshes and Swamps, and Valley and Foothill Grassland habitats at elevations of -16 – 3,323 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The only CNDDDB record within 10-miles of the property is 8.9-miles to the north from an 1882 collection and is possibly extirpated (CDFW, 2020a).
<i>Caulanthus simulans</i> Payson’s Jewelflower	Rank 4.2/S4/-/- CA Endemic	Found in Juniper Woodland, Chaparral, and Sage Scrub habitats at elevations of 296 - 7,238 feet.	N	U	There are no Juniper Woodland, Chaparral or Sage Scrub habitats on the property.
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth Tarplant	Rank 1B.1/S2/-/- CA Endemic	Found on alkaline soils in mesic habitats, such as Meadows and Seeps, Playas, and Riparian Woodlands at elevations of 16 – 3,850 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<p><i>Chloropyron maritimum</i> ssp. <i>maritimum</i> Salt Marsh Bird's-Beak</p>	<p>Rank 1B.2/S1/CE/FE</p>	<p>A species found in Coastal Dunes along the immediate coast at elevations of 0 - 99 feet.</p>	<p>N</p>	<p>U</p>	<p>The property is located inland in Moreno Valley and does not contain Coastal Dune habitat. There is an historic CNDDDB record from 1888 approximately 3.7-miles to the north that is possibly extirpated (CDFW, 2020a). NOTE: <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i> is a synonym.</p>
<p><i>Chorizanthe leptotheca</i> Peninsular Spineflower</p>	<p>Rank 4.2/S3/-/-</p>	<p>Found on granitic soils in Chaparral, Coastal Scrub, and Lower Montane Coniferous Forest habitats at elevations of 987 - 6,251 feet.</p>	<p>N</p>	<p>U</p>	<p>There are no Chaparral, Coastal Scrub, or Lower Montane Coniferous Forest habitats on the property.</p>
<p><i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's Spineflower</p>	<p>Rank 1B.1/S2/-/- CA Endemic</p>	<p>Found in openings within Chaparral, Cismontane Woodland, Coastal Scrub, and Valley and Foothill Grassland habitats in sandy or rocky soil at elevations of 296 - 4,014 feet.</p>	<p>N</p>	<p>L</p>	<p>The property contains Disturbed Land underlain by sandy loams (Knecht, 1971). The closest CNDDDB record is 1.5-miles to the northwest in Sycamore Canyon from a 1936 collection (CDFW, 2020a).</p>

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-Spined Spineflower	Rank 1B.2/S3/-/-	Found on clay and gabbroic soils in a variety of habitats at elevations of 98 - 5,363 feet.	N	U	There are no gabbroic soils mapped on the property, just sandy loams with a clay subsoil at least 10-inches below the surface (Knecht, 1971).
<i>Convolvulus simulans</i> Small-Flowered Morning-Glory	Rank 4.2/S4/-/-	Grows on friable clay soils in a variety of habitats in areas devoid of shrubs. Found at elevations of 98 - 2,435 feet.	N	U	There are no friable, clay surficial soils mapped on the property (Knecht, 1971).
<i>Cuscuta obtusiflora</i> var. <i>glandulosa</i> Peruvian Dodder	Rank 2B.2/SH/-/-	Found in freshwater Marshes and Swamps at elevations of 49 – 922 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. Also, the highest known elevation of this variety is ± 611-feet lower than the lowest elevation on-site.
<i>Cylindropuntia californica</i> var. <i>californica</i> Snake Cholla	Rank 1B.1/S1/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 98 - 494 feet.	N	U	There are no Coastal Scrub or Chaparral habitats on the property and the known elevations of the Snake Cholla are much lower than the elevations on-site. NOTE: <i>Opuntia californica</i> var. <i>californica</i> and <i>Opuntia parryi</i> var. <i>serpentina</i> are synonyms.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Deinandra paniculata</i> Paniculate Tarplant	Rank 4.2/S4/-/-	Found in vernal mesic areas within Coastal Scrub, Valley and Foothill Grassland, Vernal Pool or other wetland habitats at elevations of 82 -3,093 feet.	N	H	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. Also, this species has been documented within the Riverside East quad (CNPS, 2020).
<i>Dodecahema leptoceras</i> Slender-horned Spineflower	Rank 1B.1/S1/CE/FE CA Endemic	Found on flood deposited terraces within Chaparral, Cismontane Woodland, and Coastal Scrub habitats at elevations of 658 - 2,517 feet.	N	U	There are no Chaparral, Cismontane Woodland or Coastal Scrub habitats on the property. The closest CNDDDB record is 8.8-miles to the northwest (CDFW, 2020a).
<i>Dudleya multicaulis</i> Many-stemmed Dudleya	Rank 1B.2/S2/-/BLM Sensitive; FS Sensitive	Found on heavy clay soils within Chaparral, Coastal Scrub and Valley and Foothill Grassland habitats at elevation of 3 – 2,994-feet.	N	U	The property is underlain by sandy loams, not heavy clay soils (Knecht, 1971).
<i>Eriastrum densifolium</i> ssp. <i>sanctorum</i> Santa Ana river Woollystar	Rank 1B.1/S1/CE/FE CA Endemic	Found within Coastal Scrub and Chaparral habitats on sandy soils at elevations of 299 – 2,320 feet.	N	U	Although the property is underlain by sandy loams (Knecht, 1971), the site does not contain Coastal Scrub or Chaparral habitats. The closest CNDDDB record is 7.3-miles to the northwest (CDFW, 2020a).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Galium californicum</i> ssp. <i>primum</i> Alvin Meadow Bedstraw	Rank 1B.2/S2/-/- CA Endemic	Found within Lower Montane Coniferous Forest and Chaparral habitats at elevations of 4,441 – 6,021 feet.	N	U	The known elevations of this subspecies are much higher than the elevations on-site.
<i>Harpagonella palmeri</i> Palmer’s Grapplinghook	Rank 4.2/S3/-/-	Found in clay soils within Chaparral, Coastal Scrub, and Valley and Foothill Grassland habitats at elevations of 65 - 3,142 feet.	N	U	The property is underlain by sandy loams with a subsoil of sandy clay loam at least 10-inches below the surface (Knecht, 1971). The closest CNDDDB record is 9.3-miles to the southwest (CDFW, 2020a).
<i>Helianthus nuttallii</i> ssp. <i>parishii</i> Los Angeles Sunflower	Rank 1A/SH/-/- CA Endemic	Found in coastal and freshwater Marshes and Swamps at elevations of 32 – 5,018 feet.	N	U	There are no Marshes or Swamps at the site, just a small area that collects water runoff during good rainfall years. Also, this species is presumed to be extirpated in California (CNPS, 2020).
<i>Hordeum intercedens</i> Bobtail Barley	Rank 3.2/S3S4/-/-	Occurs in Valley and Foothill Grasslands, Coastal Scrub, Coastal Dunes, and Vernal Pool basins at elevations of 16 - 3,290 feet.	N	U	There are no Valley and Foothill Grasslands, Coastal Scrub, Coastal Dunes, or Vernal Pools on the property, just a small area that collects water runoff during good rainfall years. Also, this species is not known from the Riverside East quad (CNPS, 2020). NOTE: Vernal Barley is a synonym.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Horkelia cuneata</i> var. <i>puberula</i> Mesa Horkelia	Rank 1B.1/S1/-/- CA Endemic	Associated with Chaparral, Cismontane Woodland and Sage Scrub habitats at elevations of 49 – 5,413 feet.	N	U	There are no Chaparral, Cismontane Woodland or Sage Scrub habitats on the property. The closest CNDDDB record is 9.8-miles to the northwest (CDFW, 2020a).
<i>Imperata brevifolia</i> California Satintail	Rank 2B.1/S3/-/-	Found in mesic situations within alkali Meadows and Seeps, Riparian Scrub, Coastal Scrub, Chaparral, and Mojavean Desert Scrub habitats at elevations of 0 – 4,919 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDDB record is 12-miles to the northeast (CDFW, 2020a).
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter’s Goldfields	Rank 1B.1/S2/-/-	Found on alkaline soils in Salt Marshes, Playas and Vernal Pools at elevations of 3 - 4,524 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).
<i>Lepidium virginicum</i> ssp. <i>robinsonii</i> Poor Man’s Pepper	Rank 4.3/S3/-/-	Found in Coastal Scrub and Chaparral habitats in relatively dry, exposed locales at elevations of 3 - 4,722 feet.	N	L	There are no Coastal Scrub or Chaparral habitats on the property. The closest CNDDDB record is 1.5-miles to the northwest (CDFW, 2020a). NOTE: <i>Lepidium virginicum</i> var. <i>menziesii</i> is a synonym.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Lycium parishii</i> Parish's Desert-Thorn	Rank 2B.3/S1/-/-	Found in Sonoran Desert Scrub and Coastal Scrub habitats at elevations of -9 - 1,876 feet.	N	U	There are no Sonoran Desert Scrub or Coastal Scrub habitats on the property. The only CNDDDB record within 10-miles of the site is from an 1885 collection and is now extirpated (CDFW, 2020a).
<i>Malacothamnus parishii</i> Parish's Bush-mallow	Rank 1A/SX/-/- CA Endemic	Found in Chaparral and Coastal Scrub habitats at elevations of 1,003 – 1,497 feet.	N	U	There are no Chaparral or Coastal Scrub habitats on the property and all historical sites in California are extirpated (CNPS, 2020).
<i>Microseris douglasii</i> <i>ssp. platycarpa</i> Small-flowered Microseris	Rank 4.2/S4/-/-	Found on clay soils in Cismontane Woodland, Coastal Scrub, Valley and Foothill Grassland, and Vernal Pool habitats at elevations of 49 - 3,521 feet.	N	U	The property contains Disturbed Land underlain by sandy loams with a subsoil of sandy clay loam at > 10-inches below the surface. Also, this species is not documented within the Riverside East quad (CNPS, 2020).
<i>Monardella pringlei</i> Pringle's Monardella	Rank 1A/SX/-/- CA Endemic	Found in sandy soils in Coastal Scrub habitat at elevations of 987 – 1,316 feet.	N	U	There is no Coastal Scrub on the property and all historic sites in California are extirpated (CNPS, 2020).
<i>Myosurus minimus</i> ssp. <i>apus</i> . Little Mouseltail	Rank 3.1/S2/-/-	Found on alkaline soils in Vernal Pools and occasionally in Valley and Foothill Grasslands adjacent to Vernal Pools at elevations of 65 - 2,106 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years, but there are no alkaline soils mapped on the property (Knecht, 1971).



Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Nasturtium gambelii</i> Gambel's Watercress	Rank1B.1/S1/CT/FE	Found in Marshes and Swamps on the edge of lakes or along streams in or just above the water level at elevations of 16 - 1,086 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The elevations on the property are higher than the highest known elevation for this species. In addition, the only CNDDDB record within 10-miles of the site is from a 1935 collection and is now extirpated (CDFW, 2020a). NOTE: <i>Rorippa gambelii</i> is a synonym.
<i>Navarretia fossalis</i> Spreading Navarretia	Rank 1B.1/S2/-/FT	Found in Marshes and Swamps, Playas, Chenopod Scrub and Vernal Pools at elevations of 49 - 2,797 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDDB record is 10.1-miles to the southeast (CDFW, 2020a).
<i>Phacelia stellaris</i> Brand's Star Phacelia	Rank 1B.1/S1/-/FC	Found in open areas within Coastal Dunes or Coastal Scrub at elevations of 3 - 1,316 feet.	N	U	There are no Coastal Dunes or Coastal Scrub habitats on the property. The closest CNDDDB record is 7.6-miles to the northwest (CDFW, 2020a).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Pseudognaphalium leucocephalum</i> White Rabbit-Tobacco	Rank 2B.2/S2/-/-	Found in Chaparral, Coastal Scrub, Riparian Woodland and Cismontane Woodland habitats at elevations ranging from 0 - 6,909-feet.	N	U	There are on Chaparral, Coastal Scrub, Riparian Woodland or Cismontane Woodland habitats on the property. The closest CNDDDB record is 15-miles to the southwest (CDFW, 2020a). NOTE: <i>Gnaphalium leucocephalum</i> is a synonym.
<i>Ribes divaricatum</i> var. <i>parishii</i> Parish's Gooseberry	Rank 1A/SX/-/- CA Endemic	Found in Riparian Woodland habitat at elevations of 213 – 987 feet.	N	U	There is no Riparian Woodland habitat on the property and all historic sites in California are extirpated (CNPS, 2020).
<i>Romneya coulteri</i> Coulter's Matilija Poppy	Rank 4.2/S4/-/-	Found in Chaparral, Coastal Scrub, and Desert Washes at elevations of 65 - 3,948 feet.	N	U	There are no Chaparral, Coastal Scrub, or Desert Wash habitats on the property.
<i>Senecio aphanactis</i> Chaparral Ragwort	Rank 2B.2/S2/-/-	Found on alkaline soils in Chaparral, Coastal Scrub and Cismontane Woodland habitats. Grows at elevations of 49 – 3,356 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971). NOTE: Rayless Ragwort is a synonym.
<i>Sidalcea neomexicana</i> Salt Spring Checkerbloom	Rank 2B.2/S2/-/-	Found in alkaline springs and marshes at elevations of 0 – 5,034 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Sphenopholis obtusata</i> Prairie Wedge Grass	Rank 2B.2/S2/-/-	Found in Meadows and Seeps and at moist sites within Cismontane Woodland habitats at elevations of 49 – 8,637 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDDB record is 7.2-miles to the northwest (CDFW, 2020a).
<i>Symphyotrichum defoliatum</i> San Bernardino Aster	Rank 1B.2/S2/-/- CA Endemic	Found in a variety of habitats in vernal mesic sites near ditches, streams, or springs at elevations of 6 - 6,729 feet.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDDB record is 9.7-miles to the northeast (CDFW, 2020a). This species is not known from the Riverside East quad (CNPS, 2020).
<i>Texosporium sancti-jacobi</i> Woven-spored Lichen	Rank 3/S1/-/-	Found in Chaparral habitat with <i>Adenostoma fasciculatum</i> , <i>Eriogonum</i> sp., and <i>Selaginella</i> sp. at elevations of 197 - 2,863 feet.	N	U	There is no Chaparral habitat on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Trichocoronis wrightii</i> var. <i>wrightii</i> Wright's Trichocoronis	Rank 2B.1/S1/-/-	Found in alkaline soils within Meadows and Seeps, Marshes and Swamps, Riparian Forest and Vernal Pool habitats at elevations of 16 – 1,432 feet.	N	U	There are no alkaline soils mapped on the property (Knecht, 1971).

<sup>1</sup> This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory. This list was augmented with plants from a nine quad search of the California Natural Diversity Data Base (CNDDB).

<sup>2</sup> The Common Names were taken from Baldwin, B.G., Goldman, D.H., Keil, D.J., Patterson, R., Rosatti, T.J., and Wilken, D.H. eds. 2012. The Jepson Manual Vascular Plants of California, 2<sup>nd</sup> Edition. University of California Press, Berkeley, xxii + 1568 pp.

<sup>3</sup> The first line in the “Sensitivity Code and Status” column shows the California Rare Plant Rank with threat code extensions/the state ranking of the California Natural Diversity Database (CNDDB) with the threat rank extension/the California state threatened and endangered status code/the federal threatened and endangered status code. The second line in the “Sensitivity Code and Status” column identifies whether the species is a California Endemic as identified by the CNPS or not (blank second line). Following is a key to the codes in the table.

**Key to the California Rare Plant Ranking System**

- Rare Plant Rank 1A - Extirpated in California, Rare or Extinct Elsewhere
- Rare Plant Rank 1B - Rare, Endangered
- Rare Plant Rank 2A - Extirpated in California, Common Elsewhere
- Rare Plant Rank 2B -Endangered in California
- Rare Plant Rank 3 - Needs Review
- Rare Plant Rank 4 - Uncommon in California

**Key to the California Rare Plant Rank Threat Code Extensions**

- .1 - Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- .2 - Fairly threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
- .3 - Not very threatened in California (< 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

**Key to the State Ranking of the CNDDDB**

- S1 - Critically Imperiled - Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province
- S2 - Imperiled - Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province
- S3 - Vulnerable - Vulnerable in the state due to restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation
- S4 - Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors
- S5 - Secure - Common, widespread, and abundant in the state
- ? - By adding a question mark, it represents uncertainty. For example, a S2? means more certainty than S2S3, but less certainty than S2
- Two S Ranks - Two S Ranks represent a range of values. For example, a S2S3 means the rank is somewhere between S2 and S3.
- SX - All sites in California are extirpated, but the species exists in cultivation
- SH - All California sites are historical

**Key to the Threat Rank Extensions of S1, S2 or S3 (if assigned)**

- .1 - very threatened
- .2 - threatened
- .3 - no current threats are known

**State and Federal Threatened and Endangered Species Status Codes**

- CR - State of California listed as rare
- CE - State of California listed as endangered
- CT - State of California listed as threatened
- PT - Proposed for Listing as Threatened under the Federal Endangered Species Act
- PE - Proposed for Listing as Endangered under the Federal Endangered Species Act
- FC - Candidate for Listing under the Federal Endangered Species Act
- FE - Designated Endangered under Federal Endangered Species Act
- FT - Designated as Threatened under the Federal Endangered Species Act

<sup>4</sup> The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

- Observed - Individuals of this species were found within the bounds of the site
- H - The potential for occurrence is “high” Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.
- M - The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.
- L - The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.
- U - The potential for occurrence is “unlikely”. The habitat requirements of the species are not present on the subject property.

[:/1869 Sensitive Plant List.doc]

**Table 4**  
**Sensitive Wildlife Species Known to Occur Within an**  
**Approximate 10-mile Radius<sup>1</sup> of the APNs 263-132-016 and 263-132-017**

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Insects</b>					
<i>Bombus crotchii</i> Crotch Bumble Bee	—/CCE/—	Food plants include <i>Antirrhinum</i> spp., <i>Phacelia</i> spp., <i>Clarkia</i> spp., <i>Dendromecon</i> spp., <i>Eschscholzia</i> spp., and <i>Eriogonum</i> spp.	N	U	None of the known food plants were detected on-site. The closest CNDDDB record is 4.9-miles to the northwest (CDFW, 2020a).
<i>Carolella busckana</i> Busck's Gallmoth	—/—/—	This insect is found in Coastal Dunes and Coastal Scrub.	N	U	There are no Coastal Dunes or Coastal Scrub habitats on the site, and all state occurrences are historic (CDFW, 2020a).
<i>Ceratochrysis longimala</i> Desert Cuckoo Wasp	—/—/— CA Endemic	This is a parasitic wasp that raises its young in the nests of other wasps and bees. Historically, it has been collected in Riverside and Los Angeles counties.	N	U	The only CNDDDB record within a 10-mile radius of the site is from 1915 and is possibly extirpated (CDFW, 2020a).
<i>Cicindela tranquebarica</i> ssp. <i>viridissima</i> Greenest Tiger Beetle	—/—/—	This species is found in open spots between trees within the woodlands adjacent to the Santa Ana River basin.	N	U	There are no Riparian Woodlands on the property. The closest CNDDDB record is 7.5-miles to the northwest (CDFW, 2020a).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Euphydryas editha quino</i> Quino Checkerspot Butterfly	FE/—/X-CI	The Quino is found in a variety of open canopy habitats where the butterfly’s larval host plants are found. These host plants include, Dot-seed Plantain ( <i>Plantago erecta</i> ), Desert Plantain ( <i>Plantago patagonica</i> ), Owl’s Clover ( <i>Castilleja exserta</i> ), Coulter’s Snapdragon ( <i>Antirrhinum coulterianum</i> ), Chinese Houses ( <i>Collinsia heterophylla</i> ), and Thread-leaved Bird’s Beak ( <i>Cordylanthus rigidus</i> ). It is precluded from closed canopy situations and is a hilltopping species.	N	U	The property is located outside of the recommended survey area for the Quino Checkerspot Butterfly per the 2014 survey guidelines (USFWS, 2014).
<i>Neolarra alba</i> White Cuckoo Bee	—/—/— CA Endemic	This cuckoo bee is only known from southern California. It is a kleptoparasite that feeds in the nests of bees in the <i>Perdita</i> genus.	N	U	All state occurrences are historic (CDFW, 2020a).
<i>Rhaphiomidas terminatus</i> ssp. <i>abdominalis</i> Delhi Sands Flower-loving Fly	FE/—/— CA Endemic	Found only in Delhi sand in southwestern San Bernardino and northwestern Riverside counties.	N	U	The site does not contain Delhi sand (Knecht, et al., 1971).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Crustaceans</b>					
<i>Streptocephalus woottoni</i> Riverside Fairy Shrimp	Group 1, FE/—/—	A Vernal Pool obligate.	N	U	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The only two CNDDDB records within a 10-mile radius of the property are either extirpated or possibly extirpated (CDFW, 2020a).
<b>Fish</b>					
<i>Catostomus santaanae</i> Santa Ana Sucker	FT/—/AFS TH CA Endemic	Found in the south coastal streams of the Los Angeles Basin.	N	U	There are no streams on the property.
<i>Gila orcutti</i> Arroyo Chub	—/SSC/FS Sensitive; AFS VU	Found in slow-moving sections of permanent streams in water depths of generally > 40 cm deep. Stream bottom substrates are typically muddy or sandy.	N	U	There are no streams on the property.



Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Oncorhynchus mykiss irideus</i> Steelhead – southern California DPS	FE/—/AFS EN	This fish species migrates to the ocean but returns to freshwater to reproduce. They occur in well-oxygenated lakes and streams where the temperature is less than 12 degrees Celsius in the summer.	N	U	There are no streams on the property.
<i>Rhinichthys osculus</i> ssp. 3 Santa Ana Speckled Dace	—/SSC/FS Sensitive; AFS TH	Found at the headwaters of the Santa Ana and San Gabriel Rivers in permanently flowing streams with summer temperatures of 17-20 degrees Celsius.	N	U	There are no rivers on the property.
<b>Amphibians</b>					
<i>Rana muscosa</i> Mountain Yellow-legged Frog	FE/CE/FS Sensitive; WL	Historically found in montane streams with sunny banks.	N	U	There are no streams on the property.
<i>Spea hammondi</i> Western Spadefoot Toad	—/SSC/BLM Sensitive	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	L	The property contains Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDB record is 0.3-mile to the south (CDFW, 2020a). However, given the annually discing of the site, and the surrounding residential land uses, the potential occurrence of this species on-site is low. NOTE: <i>Spea scaphiopus hammondi</i> is a synonym.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Reptiles</b>					
<i>Anniella stebbinsi</i> Southern California Legless Lizard	—/SSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	L	While the majority of the site is disced annually for fire prevention, there are a few trees around the periphery of the parcel that have some leaf litter. The closest CNDDDB record is 4.1-miles to the northeast (CDFW, 2020a). NOTE: This species was previously recognized as the Silvery Legless Lizard ( <i>Anniella pulchra pulchra</i> ).
<i>Arizona elegans</i> ssp. <i>occidentalis</i> California Glossy Snake	—/SSC/—	Found in Scrub and Grassland habitats, often on loose or sandy soils.	N	U	The property is occupied by Disturbed Land that is disced annually for fire prevention. The closest CNDDDB record is 4.9-miles to the northwest (CDFW, 2020a).
<i>Aspidoscelis hyperythra</i> Orange-throated Whiptail	—/WL/—	Occupies scrub habitats on the coastal plain and lower foothills where Subterranean Termites ( <i>Reticulitermes</i> sp.), the principal prey species, is found. Shrub cover with openings are required for thermoregulation.	N	L	The property is occupied by Disturbed Land that is disced annually for fire prevention. The closest CNDDDB record is 1.2-miles to the northwest (CDFW, 2020a). NOTE: Synonyms are <i>Aspidoscelis hyperythrus beldingi</i> and <i>Cnemidophorus hyperythrus</i> .

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Aspidoscelis tigris stejnegeri</i> Coastal Western Whiptail	—/SSC/—	Occupies scrub habitats on the coastal plain and lower foothills where shrub cover with openings is required for thermoregulation.	N	L	The property is occupied by Disturbed Land that is disced annually for fire prevention. The closest CNDDDB record is 3.0-miles to the southwest (CDFW, 2020a). NOTE: A synonym is <i>Cnemidophorus tigris multiscutatus</i> .
<i>Coleonyx variegatus abbottii</i> San Diego Banded Gecko	—/SSC—	The Gecko prefers rocky Sage Scrub and Chaparral habitats on the coastal side of the mountains.	N	U	There are no Sage Scrub or Chaparral habitats on the property.
<i>Crotalus ruber</i> Red Diamond Rattlesnake	—/SSC/FS Sensitive	In a variety of habitats, although most frequently found in Sage Scrub and Chaparral. It is found throughout the County except for the low desert.	N	U	There is an historical CNDDDB record of this species from 1947 that covers the property (CDFW, 2020a). However, the property is occupied by Disturbed Land that is disced annually for fire prevention.
<i>Diadophis punctatus modestus</i> San Bernardino Ringneck Snake	—/—/FS Sensitive	Found in open, relatively rocky areas with leaf litter or herbaceous vegetation.	N	U	There are no rocky areas on the property, and most of the site is disced annually for fire prevention. There are a few trees with some leaf litter around the periphery of the site. However, the only CNDDDB record within a 10-mile radius of the property is 5.8-miles to the southwest (CDFW, 2020a).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Emys marmorata</i> Southwestern Pond Turtle	—/SSC/FS and BLM Sensitive	Most often found in environments where water persists year-round. It has also been found at two drainages in the desert. It prefers lakes, streams, ponds or other areas with emergent or floating vegetation and often basks on rocks or protruding logs.	N	U	There are no year-round water sources on the property. NOTE: Synonyms are <i>Clemmys marmorata pallida</i> and <i>Actinemys marmorata pallida</i> .
<i>Phrynosoma blainvillii</i> Coast Horned Lizard	—/SSC/ BLM Sensitive	Found throughout the County (except the low deserts) anywhere the primary prey species, harvester ants ( <i>Pogonomyrmex</i> sp. and <i>Messor</i> sp.) are found. It requires some openings in vegetation for thermoregulation.	N	U	The property is occupied by Disturbed Land that is disced annually for fire prevention and is surrounded by residences. The closest CNDDDB record is 1.7-miles to the northwest (CDFW, 2020a). NOTE: <i>Phrynosoma coronatum</i> is a synonym.
<i>Salvadora hexalepis virgultea</i> Coast Patch-nosed Snake	—/SSC/—	Found in arid Sage Scrub and Chaparral habitats.	N	U	The property is occupied by Disturbed Land that is disced annually for fire prevention and is surrounded by residences. The only CNDDDB record within a 10-mile radius of the property is 8.6-miles to the northeast (CDFW, 2020a).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Thamnophis hammondi</i> Two-striped Garter Snake	—/SSC/FS and BLM Sensitive	An aquatic snake found in association with fluvial and lacustrine environments, even cattle tanks. Aestivating individuals may be found some distance from water sources.	N	U	The property is occupied by Disturbed Land with a small area that collects water run-off during good rainfall years. The closest CNDDDB record is 14.0-miles to the northeast (CDFW, 2020a).
<b>Mammals</b>					
<i>Antrozous pallidus</i> Pallid Bat	—/SSC/FS and BLM Sensitive; WBWG High Priority	A bat that feeds on the ground (Jerusalem Crickets and scorpions are typical fare). This species prefers open, dry habitats with rocky areas for roosting. It is very sensitive to disturbance of roost sites.	N	U	There are no suitable roost sites on the property.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego Pocket Mouse	—/SSC/—	Found in Coastal Sage Scrub, Sage Scrub/grassland ecotones and Chaparral communities. Found in open, sandy areas.	N	U	The property is underlain by sandy loams (Knecht, 1971), but there is no Sage Scrub or Chaparral habitats on-site. Also, the site is disced annually for fire prevention.
<i>Dipodomys merriami parvus</i> San Bernardino Kangaroo Rat	FE/SSC/—	Lives in sandy soils associated with Alluvial Scrub habitat characteristic of alluvial fans and flood plains.	N	U	The property is underlain by sandy loams (Knecht, 1971), but there is no Alluvial Scrub habitat on-site. Also, the site is disced annually for fire prevention.
<i>Dipodomys stephensi</i> Stephens' Kangaroo Rat	FE/CT/—	Prefers areas with sparse vegetation in Scrub and grassland habitats.	N	U	The property contains Disturbed Land that is disced annually for fire prevention.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Eumops perotis californicus</i> Greater Western Mastiff Bat	—/SSC/BLM Sensitive; WBWG High Priority	Found in a variety of habitats but is frequently associated with cliff faces, high buildings, trees and tunnels that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no suitable roost sites on the property.
<i>Lasiurus xanthinus</i> Western Yellow Bat	—/SSC/WB WG High Priority	Found in Valley Foothill Riparian, Desert Riparian, Desert Wash, and Palm Oasis habitats. Roosts in trees, particularly palm trees.	N	U	There are no riparian habitats on-site, and only a few trees around the periphery of the property (none of which are palm trees).
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	—/SSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	L	The property is occupied by Disturbed Land but is surrounded by residences. The closest CNDDDB record is 4.3-miles to the southwest (CDFW, 2020a).
<i>Myotis yumanensis</i> Yuma Myotis	—/—/BLM Sensitive; WBWG Low to Medium Priority	This species roosts in caves and man-made structures, and is closely associated with water sources.	N	U	There are no suitable roost sites on the property.
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	—/SSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cacti. Typical nests are embedded in rock crevices and partially underground.	N	U	There are no Sage Scrub or Chaparral habitats on the property, nor are there any rock outcrops.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Nyctinomops femorosaccus</i> Pocketed Free-tailed Bat	—/SSC/—;WBWG Medium Priority	Roosting in a variety of situations, this species is associated with Desert Scrub and Pinyon-Juniper Woodlands. They particularly like rocky areas with high cliffs.	N	U	There are no suitable roost sites on the property.
<i>Onychomys torridus ramona</i> Southern Grasshopper Mouse	—/SSC/—	Found within Chenopod Scrub in the desert areas on friable soils.	N	U	There is no Chenopod Scrub on the property. All three CNDDDB records that are within a 10-mile radius of the property are historic (CDFW, 2020a).
<i>Perognathus longimembris brevinasus</i> Los Angeles Little Pocket Mouse	—/SSC/FS Sensitive	Associated with fine, sandy soils.	N	M	The site is underlain by sandy loams (Knecht, 1971). The closest CNDDDB record is 2.2-miles to the southwest (CDFW, 2020a).
<i>Taxidea taxus</i> American Badger	—/SSC/—	A fossorial species of open deserts and grassland habitats.	N	U	The property contains Disturbed Land that is disced annually for fire prevention.
<b>Birds</b>					
<i>Accipiter cooperii</i> Cooper’s Hawk (nesting)	—/WL/—	Nesting Cooper’s generally use taller trees, including a number of horticultural species and native Oaks.	Y	Observed	A single Cooper’s Hawk was seen overflying the property during the 9/11/20 site visit.
<i>Agelaius tricolor</i> Tricolored Blackbird	BCC/CCE, SSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There are no suitable habitats on the property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Aimophila ruficeps</i> ssp. <i>canescens</i> Rufous-crowned Sparrow	—/WL/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-Native Grasslands with scattered shrubs.	N	U	The property contains Disturbed Land that is disced annually for fire prevention. NOTE: Southern California Rufous-crowned Sparrow is a synonym.
<i>Artemisiospiza belli belli</i> Bell’s Sage Sparrow	—/WL/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	U	There are no Chaparral or Sage Scrub habitats on the property. The closest CNDDDB record is 4.0-miles to the northeast (CDFW, 2020a). NOTE: <i>Amphispiza belli belli</i> is a synonym.
<i>Asio otus</i> Long-eared Owl (nesting)	—/SSC/—	Strictly nocturnal; roosts during day in dense trees and brush; at night flies over forest edges and brushy fields in search of mainly small animals.	N	U	The property is occupied by Disturbed Land with a few trees around the periphery of the parcels. The closest CNDDDB record is 9.0-miles to the southwest (CDFW, 2020a).
<i>Athene cunicularia</i> Burrowing Owl (burrow sites)	BCC/SSC/BLM Sensitive	This owl requires relatively flat terrain to enable the bird to survey its territory from the burrow hole. It occurs in open grasslands, and open Sage Scrub habitats.	N	U	The property was surveyed for suitable habitat and burrows in 2019. No burrows were found.



Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Buteo regalis</i> Ferruginous Hawk (winter)	—/WL/ BLM Sensitive	Found in arid grasslands, sagebrush flats, desert scrub, and the lower foothills of Pinyon and Juniper habitats. Often perches on the ground, unlike other buteos. Nests in isolated trees.	N	L	The property is occupied by Disturbed Land. The only CNDDDB record within a 10-mile radius of the property is 6.7-miles to the northeast (CDFW, 2020a).
<i>Buteo swainsoni</i> Swainson’s Hawk	—/CT/ FS Sensitive	Found on grasslands and farmlands. Nests in isolated trees. Usually solitary, but migrates in large flocks and large numbers concentrate at migration points.	N	U	The property is occupied by Disturbed Land with a few trees along the periphery of the parcels. The only two CNDDDB records within a 10-mile radius of the site are both historic and possibly extirpated (CDFW, 2020a).
<i>Coccyzus americanus occidentalis</i> Yellow-billed Cuckoo (nesting)	BCC; FT/CE/FS Sensitive	Found in extensive stands of mature riparian woods.	N	U	There are no riparian habitats on the property. NOTE: Western Yellow-billed Cuckoo is a synonym.
<i>Coturnicops noveboracensis</i> Yellow Rail	—/—/—	This species lives in dense, freshwater marshes.	N	U	There are no freshwater marshes on the property. Also, this species is an uncommon visitor to California (Unitt, 2004).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Elanus leucurus</i> White-tailed Kite (nesting)	—/Fully Protected/—	This species nests in tall trees adjacent to foraging habitat that contains its primary prey, the California Vole ( <i>Microtus californicus</i> ).	N	U	The property contains Disturbed Land with a few tall trees along the periphery of the parcels. However, the site is disced annually for fire prevention. This disturbance probably precludes the California Vole from the site. Also, the only CNDDDB within a 10-mile radius of the site is 9.5-miles to the southwest on the Gavilan Plateau (CDFW, 2020a). NOTE: <i>Elanus caeruleus</i> is a synonym.
<i>Empidonax traillii extimus</i> Southwestern Willow Flycatcher (nesting)	FE/CE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no riparian habitats on the property.
<i>Eremophila alpestris actia</i> California Horned Lark	—/WL/—	A species of open (often disturbed), arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	M	The property is occupied by Disturbed Land. The closest CNDDDB record is 2.2-miles to the southwest (CDFW, 2020a).
<i>Falco columbarius</i> Merlin (wintering)	—/WL/—	During the winter, the Merlin is found in open habitats where its prey, small birds, are numerous.	N	L	The property is occupied by Disturbed Land. The closest CNDDDB record is 9.4-miles to the north along the Santa Ana River (CDFW, 2020a).
<i>Haliaeetus leucocephalus</i> Bald Eagle (nesting and wintering)	D; BCC/CE; Fully Protected/—	Found along the ocean, lake margins and rivers.	N	U	There are no lakes or rivers on this property in Moreno Valley.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Icteria virens</i> Yellow-breasted Chat (nesting)	—/SSC/—	In San Diego County, this bird is typically found in the coastal lowland where riparian woodlands occur.	N	U	There are no riparian woodlands on the property.
<i>Lanius ludovicianus</i> Loggerhead Shrike	BCC/SSC/—	This bird species is found in a variety of habitats, such as Pinyon and Juniper Woodlands, Riparian Woodland, Mojavean Desert Scrub, and Joshua Tree Woodland.	N	L	The property is occupied by Disturbed Land. The closest CNDDDB record is 1.2-miles to the southwest at the March Air Reserve Base (CDFW, 2020a).
<i>Laterallus jamaicensis coturniculus</i> California Black Rail	BCC/CT; Fully Protected/—	Found in coastal and freshwater wetlands.	N	U	The property is occupied by Disturbed Land with a small area that collects water run-off during good rainfall years. The only two CNDDDB records within a 10-mile radius of the site are both historic records (CDFW, 2020a).
<i>Pandion haliaetus</i> Osprey	—/WL/—	A regular year-round inhabitant in small numbers both along the coast and on inland lakes. The most frequent nest site is racks of floodlights for ball fields.	N	U	There are no inland lakes on this property in Moreno Valley.
<i>Poliptila californica californica</i> Coastal California Gnatcatcher	FT/SSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	There are no Sage Scrub or Chaparral habitats on the property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Setophaga petechia</i> Yellow Warbler (nesting)	BCC/SSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are no riparian habitats on the property.
<i>Spinus lawrencei</i> Lawrence’s Goldfinch (nesting)	BCC/—/—	A nomadic species, generally associated with water (creeks and ponds) with adjacent fields that provide seed, especially plants in the family Boraginaceae. When nesting, this species is associated with Oaks.	N	L	While nesting on the property by this species is unlikely since there are only two Cork Oak trees on-site, the property could be used for foraging since the site contains two plants species in the Borage family. NOTE: <i>Carduelis lawrencei</i> is a synonym.
<i>Vireo bellii pusillus</i> Least Bell’s Vireo	FE/CE/—	An obligate inhabitant of dense, fairly broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no riparian habitats on the property.

<sup>1</sup> This sensitive wildlife list is based on a search of the California Natural Diversity Database (CNDDDB), and Fish and Wildlife, California Department of. 2020b. California Natural Diversity Data Base: Special Animals. The Author, Sacramento, California, 120 pp. [available at <http://www.dfg.ca.gov/wildlife/nongame/list.html>], edition of July 2020.

<sup>2</sup> The status codes are given in the sequence “federal/state/other.” A “—“ indicates no status at that level. The codes used are defined as follows:

- FE — Federal Endangered
- pFE — A petition for Federal Endangerment status has been submitted
- FT — Federal Threatened
- D — Delisted from the Endangered Species Act
- BCC — Birds of Conservation Concern on the BCC 2008 list within BCR 32
- CE — State Endangered
- CT — State Threatened
- CCE — State Candidate Endangered
- SSC — Species of Special Concern
- WL — California Department of Fish and Game Watch List
- AFS EN — defined as an endangered species by the American Fisheries Society
- AFS TH — defined as a threatened species by the American Fisheries Society

AFS VU — defined as a vulnerable species by the American Fisheries Society  
 Fully Protected — A species for which special state legislation exists protecting the species  
 FS Sensitive — defined as a sensitive species by the USDA Forest Service  
 BLM Sensitive — defined as a sensitive species by the Bureau of Land Management  
 WBWG — priority status as defined by the multi-agency Western Bat Working Group  
 X-CI — defined as critically imperiled by the Xerces Society

<sup>3</sup> The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site.

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat and/or food requirements of the species are not present on the subject property.

[:\Riverside Sensitive Wildlife List.wpd]

# Appendix A

## **A Habitat Assessment and Burrow Survey for the Burrowing Owl Over APNs 263-132-016, 263-132-017, 263-132-030, and 263-132-033 City of Moreno Valley, California**

Prepared by  
Cummings Environmental, Inc.  
21 May 2019


**A Habitat Assessment and Burrow  
Survey for the Burrowing Owl Over  
APNs 263-132-016, 263-132-017,  
263-132-030, and 263-132-033  
City of Moreno Valley, California  
[Application No. PEN18-0064]**

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21 May 2019  
Job Number 1834.86A

# Cummings Environmental, Inc.

## A Habitat Assessment and Burrow Survey for the Burrowing Owl Over APNs 263-132-016, 263-132-017, 263-132-030, and 263-132-033 City of Moreno Valley, California [Application No. PEN18-0064]

### SUMMARY

A habitat assessment and burrow survey for the Burrowing Owl (*Athene cunicularia*) were conducted over Assessor's Parcel Numbers 263-132-016, 263-132-017, 263-132-030, and 263-132-033, and within 500-feet of the parcels on 1 May 2019. The four parcels are located in the Edgemont neighborhood in the western part of the City of Moreno Valley (see attached Figures 1 and 2). APNs 263-132-030, and 263-132-033 are part of City of Moreno Valley Application No. PEN18-0064 to obtain development permits for a residential project. APNs 263-132-016 and 263-132-017 are proposed to be disturbed as a result of sewer and drainage line connections for this residential project. Portions of the survey area included suitable habitat for the Burrowing Owl consisting of short, Non-Native Grassland and/or Ruderal Habitat, and dirt roads/parking lots (see Figure 3). As such, a focused burrow survey was conducted within the suitable habitat, but no burrows were found. The habitat assessment and subsequent burrow survey were required by the City of Moreno Valley in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to determine the usage of the property and the surrounding areas by the Burrowing Owl. Based on the results of the habitat assessment and burrow survey, there are no burrows within the suitable habitat. As such, the parcels and surrounding areas within 500-feet are not utilized by the Burrowing Owl and no further surveys are required.

### PHYSICAL AND FLORAL ENVIRONMENT

The four parcels comprise approximately 5.27-acres which are relatively flat ranging in elevation from approximately 1,535-feet to 1,545-feet. Most of the 5.27-acres are occupied by Non-Native Grassland and/or Ruderal Habitat varying in height from 0.05-meter to 1.3-meters. The majority of the Non-Native Grassland and/or Ruderal Habitat consists of a thick thatch of non-native grasses and forbes between 0.6-1.3-meters tall that is not suitable for use by Burrowing Owls (see photo insert to the right). The remaining areas within the







four parcels contain shorter Non-Native Grasslands and/or Ruderal Habitat with a dirt road and some Eucalyptus trees (see photo insert to the left). The surrounding areas within 500-feet of the parcels contain mostly residential development (see Figure 3). There were a few undeveloped lots in between the residential development with the same thick thatch as the subject properties, a few disced fields, a dirt parking lot, wide dirt road, and a lot with water tanks and heavy equipment (again see Figure 3).

## METHODS

A habitat assessment and burrow survey were conducted following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area found in the Staff Report from the Regional Conservation Authority entitled Report Regarding Burrowing Owl Surveys dated November 7, 2005 (Regional Conservation Authority, 2005). Per these instructions, the four parcels and the properties within 500-feet of the four parcels were surveyed for suitable habitat on 1 May 2019 (see Habitat Assessment Survey Area in Figure 3). The four parcels were walked by the undersigned, but many of the adjacent properties had to be surveyed with binoculars due to restricted access. Short, Non-Native Grassland or Ruderal Habitat, or dirt roads/parking lots were considered to be suitable habitat for the Burrowing Owl, while the residential areas, disced fields, and tall Non-Native Grassland and/or Ruderal Habitat was not (habitat not suitable for the Burrowing Owl is shown in blue on Figure 3). Directly following the habitat assessment, suitable habitat was then surveyed on-site and off-site for burrows by walking transects covering no greater than 100-feet to either side, unless access was restricted, in which case the suitable habitat was surveyed with binoculars (suitable habitat with restricted access is shown in yellow on Figure 3). The habitat assessment and burrow survey both occurred on 1 May 2019 between 1030 and 1300 hours. The sky was partly cloudy during the survey with cloud cover measured at 10% at the onset of the visit and at 5% at the end of the visit. Ambient temperature was measured at 69.1°F at 1030 hours and at 71.4°F at 1300 hours. Winds were blowing from the west throughout the visit. In the beginning of the survey, wind speeds were measured between 1.4 – 5.1 mph. At the end of the observation period, wind speeds were measured at < 5.5 mph.

## RESULTS

A total of only eight avian species were observed on and in the vicinity of the property during the site visit on 1 May 2019. Those eight bird species were House Sparrow, House Finch, Barn Swallow, Northern Mockingbird, Mourning Dove, European Starling, Black Phoebe, and Northern Rough-winged Swallow.

**Burrowing Owl.** The Burrowing Owl (*Athene cunicularia*) is a small, long-legged owl that nests in subterranean burrows. It is found in grassland and open scrub habitat with low-growing vegetation. The closest California Natural Diversity Database record is found 2.2-miles to the

southeast on March Air Force Base (CDFW, 2019). Even though suitable habitat occurs on-site and within 500-feet of the properties, no natural burrows or suitable man-made structures were found during the burrow survey. Given the absence of potential burrows, no further surveys are required for the Burrowing Owl.

## CONCLUSIONS

The four parcels and areas within 500-feet of the four parcels were surveyed for suitable habitat for the Burrowing Owl on 1 May 2019. Portions of the survey area did contain suitable habitat for the Burrowing Owl. The suitable habitat on the four parcels and within 500-feet of the four parcels, which included dirt roads/parking lots, and short, Non-Native Grassland or Ruderal Habitat was surveyed for burrows on 1 May 2019. Based upon the results of the focused burrow survey, there are no potential burrows or suitable manmade structures, and therefore, no Burrowing Owls. As such, no further surveys are required for the Burrowing Owl.

## REFERENCES CITED

Fish and Wildlife, California Department of. 2019. California Natural Diversity Database. Rare Find 5 Commercial Version Updated 7 May 2019. Biogeographic Data Branch, Sacramento, CA.

Regional Conservation Authority. 2005. Staff Report Regarding Burrowing Owl Surveys. Found at [http://www.wrc-rca.org/species/survey\\_protocols/Birds/Burrowing Owl Survey Instructions complete.pdf](http://www.wrc-rca.org/species/survey_protocols/Birds/Burrowing Owl Survey Instructions complete.pdf)

## SURVEYOR CERTIFICATION

I certify that the information in this survey report and attached exhibits fully and accurately represents my work. Any errors or omissions are solely my responsibility.

Gretchen Cummings

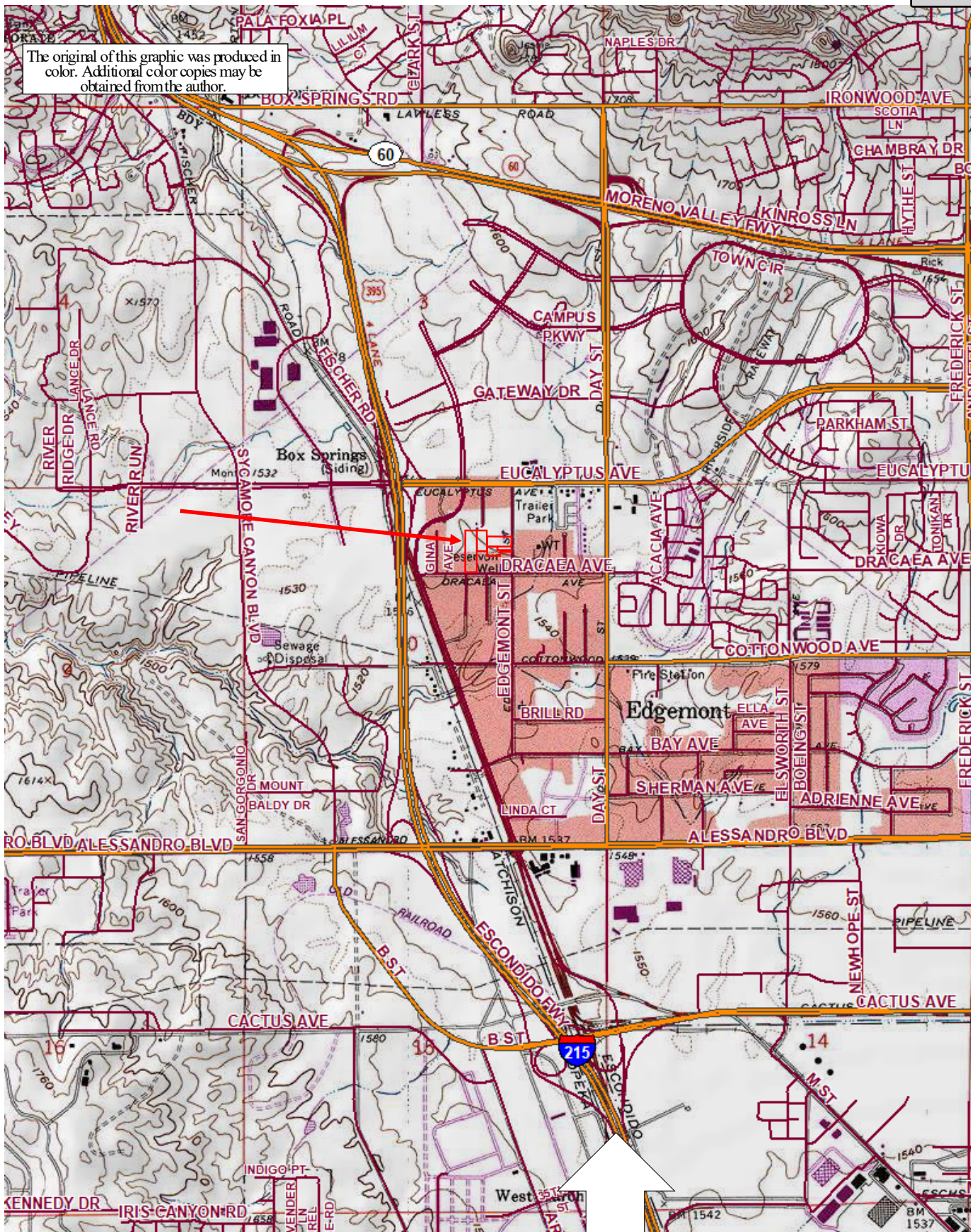
Gretchen Cummings  
President/Consulting Biologist

5/21/19

### Attachments

1. Figure 1 — APNs 263-132-030, -033, -016, and -017 Shown on the U.S.G.S. 7½-min Riverside East Quad Map
2. Figure 2 — APNs 263-132-030, -033, -016, and -017 Shown on an Aerial Photo
3. Figure 3 — Burrowing Owl Habitat Assessment Area Shown on an Aerial Photo

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Scale: 1-inch = 2,000-feet

[:\1834-Fig-1.pptx]

Cummings Environmental Job Number 1834.86A 21 May 2019

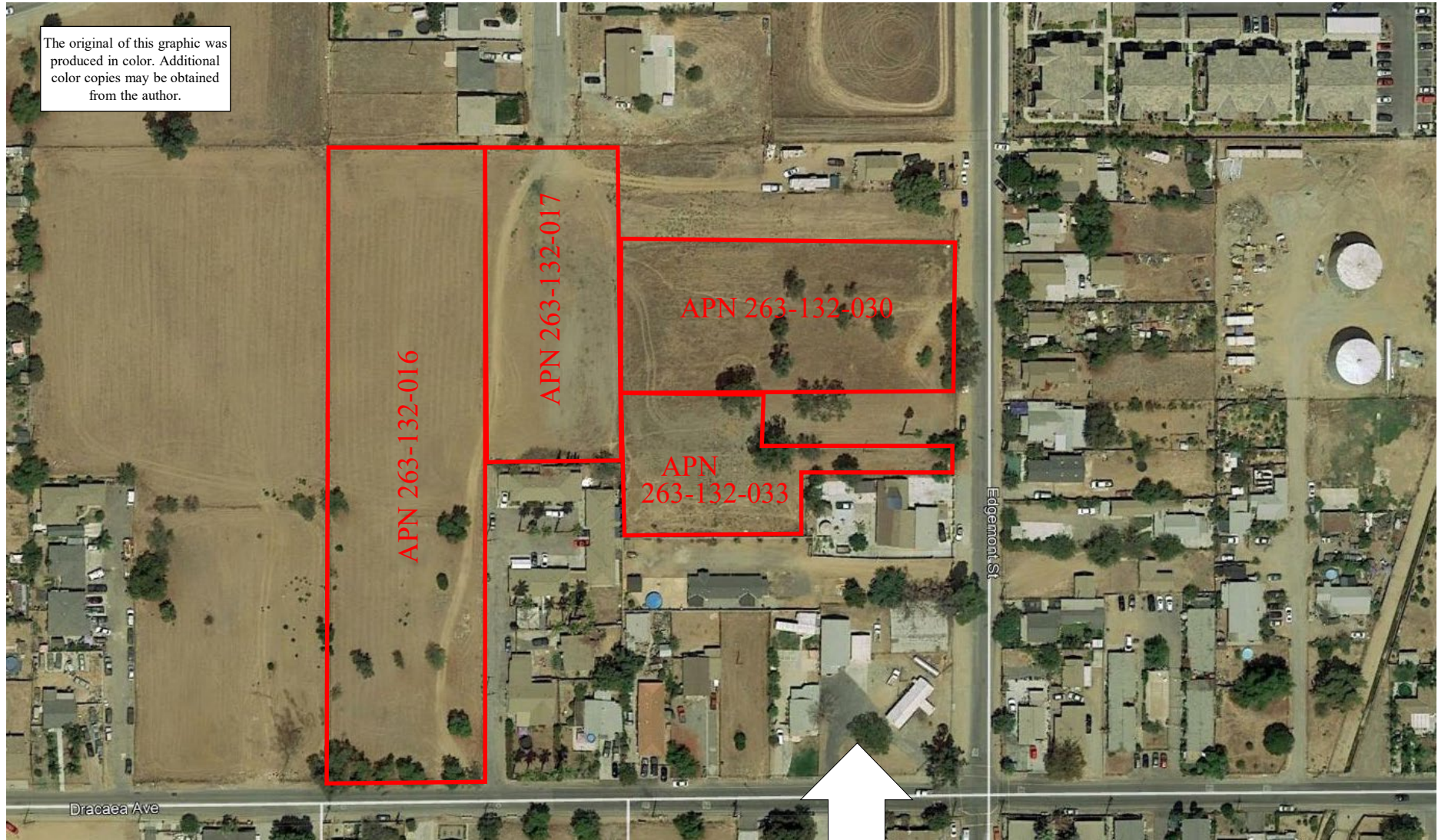
**Cummings  
Environmental**

**APNs 263-132-030, -033, -016, and -017  
Shown on the U.S.G.S. 7 1/2-min Riverside  
East Quad Map [Base Map Created with TOPO!®  
©2006 National Geographic; ©2005 TeleAtlas]**

**Figure  
1**

Packet Pg. 179

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Cummings Environmental Job Number 1834.34C 23 April 2019

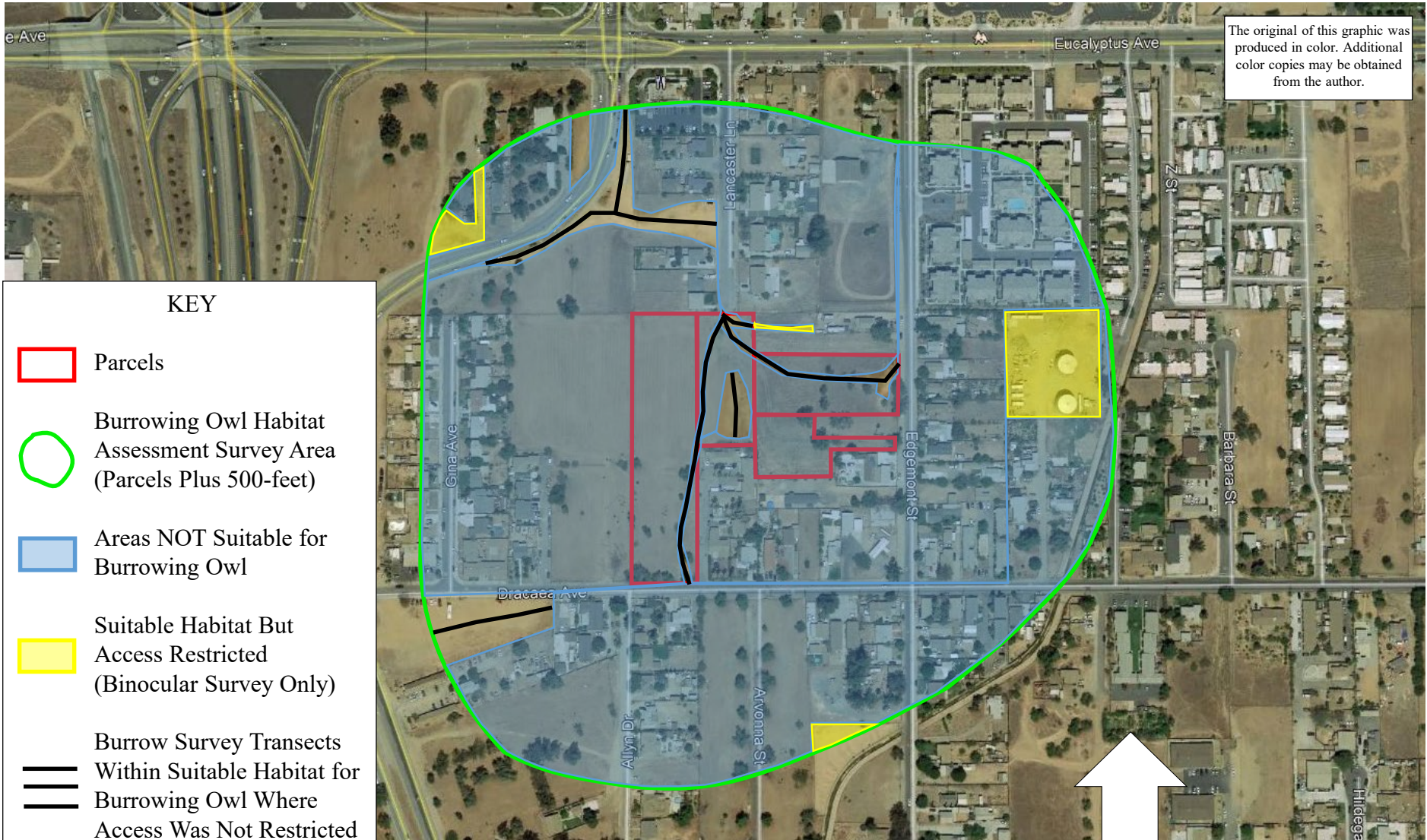
Scale: 1-inch = 150-feet

[:\1834-Fig-2.pptx]

**Cummings Environmental**

**APNs 263-132-030, -033, -016, and -017 Shown on an Aerial Photo  
[Base Photo © 2018 Google; Imagery Date 8/24/2018]**

**Figure 2**



**KEY**

- Parcels
- Burrowing Owl Habitat Assessment Survey Area (Parcels Plus 500-feet)
- Areas NOT Suitable for Burrowing Owl
- Suitable Habitat But Access Restricted (Binocular Survey Only)
- Burrow Survey Transects Within Suitable Habitat for Burrowing Owl Where Access Was Not Restricted
- Burrow Survey Transects Within Suitable Habitat for Burrowing Owl Where Access Was Restricted

Cummings Environmental Job Number 1834.86A 21 May 2019

Scale: 1-inch = 350-feet

[:\1834-Fig-3.pptx]

**Cummings Environmental**

**Burrowing Owl Habitat Assessment Survey Area Shown on an Aerial Photo**  
[Base Photo © 2018 Google; Imagery Date 8/24/2018]

**Figure 3**

Attachment: Appendix A\_Report of a Biological Assessment and MSHCP Consistency Analysis (4293 :

CULTURAL RESOURCES  
INVENTORY REPORT FOR THE  
CITY OF MORENO VALLEY  
MULTIFAMILY HOUSING PROJECT,  
CITY OF MORENO VALLEY,  
COUNTY OF RIVERSIDE, CALIFORNIA

*Prepared for / Submitted to:*

TTG Environmental & Associates  
8885 Rio San Diego, #237  
San Diego, California 92108

Spindrift Project No. 2020-007

Prepared by Trisha M. Drennan

January 2021



SPINDRIFT ARCHAEOLOGICAL  
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## Figures

Figure 1	Project Location Map
Figure 2	Project Area Map
Figure 3	Records Search Boundary Map
Figure 4	Survey Coverage Map

## Appendices

Appendix A	Records Search Confirmation - PENDING
Table A-1	Previous Investigations Within a 1-mile Radius of the Project APE
Table A-2	Previously Recorded Sites
Table A-3	Caltrans Bridges within the Project APE and Vicinity
Appendix B	Native American Coordination
Appendix C	Photos and Photo Log
Appendix D	Confidential DPR Forms
Figure 5	Confidential Records Search Results Map - PENDING

## List of Acronyms and Abbreviations

AD	Anno Domini
BC	Before Christ
BP	Before Present
BOR	Bureau of Reclamation
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
cmbs	centimeters below the ground surface
City	City of Moreno Valley
County	County of Riverside
CRHR	California Register of Historical Resources
CRM	Cultural Resource Management
EIR	Environmental Impact Report
HRG	Historical Resources Guidelines
LDC	Land Development Code
LF	Linear Feet
NAHC	Native American Heritage Commission
NEPA	National Environmental Protection Act
NFHL	National Flood Hazard Layer
NHPA	National Historic Preservation Act
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
MLD	Most Likely Descendant
Project	City of Moreno Valley Multifamily Housing
PI	Principal Investigator
PRC	Public Resources Code
EIC	Eastern Information Center
SFHA	Special Flood Hazard Area
SSURGO	Soil Survey Geographic
Spindrift	Spindrift Archaeological Consulting, LLC
UCSB	University of California Santa Barbara
USGS	United States Geological Survey



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**National Archaeological Database**

Author: Trisha M. Drennan

Consulting Firm: Spindrift Archaeological Consulting

Report Date: January 2021

Report Title: Cultural Resources Inventory Report for the City of Moreno Valley Multifamily Housing Project, City of Moreno Valley, County of Riverside, California

Prepared by: Spindrift Archaeological Consulting, 8895 Towne Centre Drive #105-248, San Diego, California 92122

Submitted to: TTG Environmental & Associates

Project No. 2020-007

Acreage approximately 3.41 acres

Keywords: City of Moreno Valley Multifamily Housing Project

## Executive Summary

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### EXECUTIVE SUMMARY

In 2020, Apollo IV Development Group, LLC (Project Applicant) retained Spindrift Archaeological Consulting, LLC (Spindrift) to conduct a cultural resources inventory of the City of Moreno Valley Multifamily Housing Project (hereafter known as Project) in the County of Riverside. The entire Project Area is composed of approximately 3.41 acres.

The study included records searches, a literature review, and a field site visit. The records search with the California Historical Resources Information System (CHRIS) at the Eastern Information Center, University of California, Riverside was requested on 6 September 2020 within a one-mile radius of the Project Area (Table 1 in Appendix A). The results of this search are pending.

A field site visit was conducted as part of this study on the 7th of September 2020. No cultural resources were identified during the field site survey in the Project Area. Recommendations for site evaluations and the management of unanticipated discoveries are provided in this report. The Lead Agency, the City of Moreno Valley, is responsible for ensuring compliance with these mitigation measures because impacts or adverse effects to significant cultural resources is not in compliance with CEQA.

# SECTION ONE

## Introduction

### 1 INTRODUCTION

In 2020, Spindrift was retained by Apollo IV Development Group, LLC to conduct a cultural resource inventory of the City of Moreno Valley Multifamily Housing Project (Project), located in Riverside County (County), California. A records search, literature review and field site visit of the approximately 3.41-acre Project was required to identify potentially significant cultural resources that could be affected by the Project.

#### 1.1 PROJECT LOCATION

The 3.41-acre site is located at 21644 Dracaea Avenue, Moreno Valley, California 92553. The County Assessor's Parcel Numbers (APN) for the site are 263-132-16/ 263-132-17. The Project Area is shown on the United States Geological Survey (USGS) 7.5-minute Riverside East topographic quadrangle (1980) (Figure 3).

#### 1.2 PROJECT DESCRIPTION

The proposed project would construct multifamily homes comprised of two vacant parcels totaling 3.41 acres that have never been developed. The site is accessed from Dracaea Avenue on the south end and Lancaster Lane on the north end of the Project.

The proposed development will consist of forty-two (42) units, located within three-story apartment buildings with interior courtyards, and eight (8) three-story townhome/apartment units; forty-four (44) enclosed single-car garages and one (1) manager's single story apartment unit with attached office space for leasing. The proposed development will also include a community room and gym, pool, spa, and outdoor open spaces for residents' use, on-site parking, on-site retention basins, and open-space and landscaped areas.

#### 1.3 REGULATORY CONTEXT SUMMARY

This report, prepared in compliance the California Environmental Quality Act (CEQA), details the methods and results of the cultural resources study for the proposed project. The study included a records search, a Sacred Lands File (SLF) search by the Native American Heritage Commission (NAHC), a review of historic maps and aerial photographs, and an archaeological field survey. This report recommends measures to protect undetected historic resources that may be present on the parcels.

#### 1.4 PROJECT AREA

The Project Area consists of the horizontal (surficial) and vertical (above ground and subterranean) limits of the project and includes the area within which significant impacts or adverse effects to Archaeological Resources under California Environmental Quality Act (CEQA) could occur as a result of the project. The Project Area, subject to environmental review under CEQA, consists of all areas where activities associated with the Project are proposed. This

# SECTION ONE

## Introduction

includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements described in the project description and is 3.41 acres in size (Figure 2).

The Project Area includes the maximum depth below the surface to which excavations for the project will extend. Thus, it includes all subsurface areas where archaeological deposits could be affected and varies across the project, depending on the type of infrastructure. Ground disturbance of greater than 18 inches below the surface is assumed.

# SECTION TWO

## Settings

## 2 SETTING

The Project Area is in the County of Riverside (Figures 1 and 2).

### 2.1 Existing Conditions

Chapter 2 establishes the context for the evaluation of cultural resources through an overview of the environmental setting, the prehistory, and the ethnographic identity of the Project Area, as well as the regulatory setting.

#### 2.1.1 Natural Setting

The Project Area is predominately sandy soil with sandstone bedrock on a mid-slope and lower-slope. The Project Area appears to have been terraced mechanically. The vegetation in the Project Area include a mixture of plants from the coastal sage scrub plant communities.

#### 2.1.2 Soils and Geology

Two (2) soil units, or types, have been mapped within the Project Area, the Monserate Soil Series is a fine-loamy sand, 5 to 8 percent slopes, eroded (MmC2), and 8 to 15 slopes, eroded (MmP2). Monserate soils are on nearly level to moderately steep old, dissected terraces and fans at elevations of 700 to 2,500 feet. The soils formed in alluvium derived principally from granitic rocks. The soils have grayish brown, brown, reddish brown or yellowish red sandy loam or loam that is neutral or slightly acid A horizons; and brown or strong brown, slightly acid to neutral sandy clay loam B horizons underlain by a neutral to moderately alkaline loamy coarse sand C horizon (NRCS 1973).

There is one (1) geologic deposit within the Project Area: Quaternary Alluvium. The Quaternary Alluvium (Qal) Quaternary Alluvium consists of medium dense, to very stiff, gray to grayish brown, silty sands, clayey sands, and fine-grained sandy clays. The Quaternary Alluvium has a low to moderate sensitivity for prehistoric period buried cultural resources.

The Project Area is located within the "areas outside 0.2-percent-annual-chance flood zone" or moderate flood hazard area, as mapped on the National Flood Hazard Layer determined by the Federal Emergency Management Agency (FEMA 2018). Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps ("Regulatory Floodway" and "1% Annual Chance Flood Hazard"). A Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height and has high to moderate sensitivity for buried cultural deposits. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30, and has moderate sensitivity for buried cultural deposits. Moderate flood

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hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood, and has moderate to low sensitivity for buried cultural deposits. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (un-shaded) and has low sensitivity for buried cultural deposits.

### 2.2 HISTORIC CONTEXT AND ELIGIBILITY EVALUATIONS

#### 2.2.1 Cultural Setting

##### 2.2.1.1 Prehistory

Archaeologists have divided Native American prehistoric occupation in the region into six sub-periods, based on changes in the archaeological record: the Paleo-Indian Period (12,000-9,500 before present (BP)); Early Archaic Period (9,500-7,000 BP); Middle Archaic Period (7,000-4,000 BP); Late Archaic Period (4,000-1,500 BP); Saratoga Springs Period (1,500-750 BP); and Protohistoric Period (410-180 BP).

##### Paleoindian Period (12,000-9,500 BP)

The Paleoindian period experienced profound environmental changes, as the cool, moist conditions of the terminal Wisconsin glacial age gave way to the warmer, drier climate of the Holocene (Spaulding 1990).

Paleoclimatic and paleoecological data suggest that until 7,500 years ago, the desert interior received moist monsoonal flow from the southeast, which resulted in the deserts having considerably higher levels of effective moisture than today (Davis and Sellers 1998; Spaulding 2001; Spaulding and Graumlich 1986; Van Devender et al. 1987).

The Paleoindian inhabitants were nomadic large-game hunters whose tool assemblage included percussion-flaked scrapers and knives; large, well-made fluted, leaf-shaped, or stemmed projectile points (e.g., Lake Mojave, Silver Lake); crescent; heavy core/cobble tools; hammer stones; bifacial cores; choppers; and scraper planes. Both Warren (1968, 1980) and Wallace (1955, 1978) argue that the absence of milling tools used for processing seeds during later periods suggests that an emphasis on hunting continued throughout this phase.

No archaeological sites dating to the Paleoindian period have been identified within the Riverside area. Early human population densities were low during the Paleoindian period, and people were dispersed over the landscape primarily in small mobile groups. Within the larger region, Paleoindian sites may be found on stable landforms and in protected caves above floodplains in coastal, lake marsh, and valley/riparian environments, and along ridge systems and in mountain passes that may have served as travel routes (Moratto 1998).

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### **Early Archaic Period (9,500-7,000 BP)**

The climatic patterns of the Late Paleoindian period continued into the Early Archaic period. The populations exploiting the interior valleys would have been sparse and tethered to the few reliable, drought-resistant water sources that may have been destination points on a scheduled, seasonal round (Goldberg et al. 2001). In western Riverside County, archaeological site CA-RIV-6069 demonstrates a more intensive occupation during this period. Excavations yielded flaked tools, ground stone tools, marine and terrestrial faunal remains, bone and shell tools, and ornaments. Additionally, intact fire hearths and ground stone artifact caches suggest fairly intensive use of CA-RIV-6069 during the Early Archaic.

### **Middle Archaic Period (7,000-4,000 BP)**

The Middle Archaic saw a reversal of the climatic patterns that characterized the Paleoindian and Early Archaic periods. By 6,000 years ago, local environmental conditions improved while conditions in the deserts deteriorated (Antevs 1952; Hall 1985; Haynes 1967; Mehringer and Warren 1976; Spaulding

1991, 1995). Spaulding (2001) proposes that a westerly airflow pattern returned to southern California, and as a result, inland areas may have become moister. The number of archaeological sites dating to the Middle Archaic increased, and the rise in human use and occupation was probably related to the more hospitable local environment and the deterioration of the desert interior (Goldberg et al. 2001).

In the inland regions of southern California, this period of cultural development is marked by tools used for grinding seed for flour. Artifacts dating to this period include large leaf-shaped projectile points and knives; manos and milling stones used for hard-seed grinding; and many other artifacts, such as beads, pendants, charmstones, discoidals, spherical stones, and coggled stones (Kowta 1969; True 1958; Warren et al. 1961).

### **Late Archaic Period (4,000-1,500 BP)**

The beginning of the Late Archaic coincides with the Little Pluvial, a period of increased moisture in the region. This climate allowed for more intensive occupation of the region.

Late Archaic site types include residential bases with large, diverse artifact assemblages, abundant faunal remains, and cultural features, as well as temporary bases, temporary camps, and task-specific activity areas. Diagnostic projectile points of this period also include more refined notched (Elko), concave base (Humboldt), and small stemmed (Gypsum) forms (Warren 1984). The mortar and pestle implies the use of acorns, an important storable resource. *Haliotis* and *Olivella* shell beads and ornaments and split-twig animal figurines indicate that the

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interior California occupants were in contact with populations on the California coast and in the southern Great Basin.

### **Saratoga Springs Period (1,500-750 BP)**

A period of even more persistent drought began by 1,600 years ago, and conditions became significantly warmer and drier, although the inland areas of southern California may have been less affected than the desert interior (Jones et al. 1999; Kennett and Kennett 2000). The dry period continued until 550 years ago (Spaulding 2001).

The Saratoga Springs period is marked by strong regional cultural developments, especially in the southern California desert regions, which were heavily influenced by the Hakatayan (Patayan) culture of the lower Colorado River area (Warren 1984). At the Diamond Valley Lake site, the area was used on at least a semi-permanent basis during this period. Caches and ground stone tools suggest people returned to the same locations. Ground stone assemblages show that plant processing intensified, and acorns became an important staple (Klink 2001). Faunal assemblages also show a diversifying diet.

Diagnostic artifacts include Saratoga Springs projectile points, small triangular projectile points, mortars and pestles, steatite ornaments and containers, perforated stones, circular shell fishhooks, numerous and varied bone tools, and bone and shell ornaments. Elaborate mortuary customs and extensive trade networks are also characteristic of this period.

### **2.2.2 Protohistoric Period**

At the end of the Saratoga Springs period temperatures cooled and greater precipitation ushered in the Little Ice Age when ecosystem productivity greatly increased along with the availability and predictability of water (Spaulding 2001).

During the Protohistoric period, small, but fully sedentary villages formed. Many archaeological sites contain fire-altered rock and midden, rock ring foundations for brush dwellings, storage facilities, and ceremonial areas with rock art and rock enclosures (Horne 2001). There was a decrease in faunal diversity, that may signify a reduction in diet breadth (McKim 2001). The most striking change during this period was the local manufacture of ceramic vessels and ceramic smoking pipes. Additionally, abundant amounts of obsidian were being imported into the region from the Obsidian Butte source in the southeastern Salton Sea Basin and exposed by the desiccation of Lake Cahuilla.

#### **2.2.2.1 Ethnography**

Several different 18th and 19th century Native American groups can be linked to the study area because interior southern California hunter-gatherers often had fluid linguistic and sociopolitical boundaries or no boundaries at all. Furthermore, many 18th century Native



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American groups no longer exist. After the Spanish began colonizing coastal California in 1769, Native Americans were subject to dramatic social and cultural changes, including the establishment of the Spanish mission system and the introduction of new diseases that decimated native populations. Populations declined even further during smallpox epidemics in 1863 and 1870. Modern groups that are known to have inhabited the region surrounding Riverside during the 18th and 19th centuries are the Gabrielino, Serrano, Luiseño, and Cahuilla.

### Gabrielino

The Gabrielino (or Tongva) were among the largest, wealthiest, and most powerful aboriginal groups in southern California. Their tribal territory was centered in the Los Angeles Basin, but their influence extended as far north as the San Joaquin Valley. The territory included the Los Angeles, San Gabriel, and Santa Ana watersheds; several smaller tributary streams in the Santa Monica and Santa Ana mountains; the Los Angeles Basin; and nearby coastal areas.

Primary villages were occupied year-round and smaller secondary gathering camps were occupied seasonally by small family groups. Throughout Gabrielino territory, there may have been 50 to 100 villages occupied at any one time, with the villages housing between 50 to 200 people each.

Different groups of Gabrielino adopted different lifestyles depending on local environmental conditions, although all lifestyles were based around gathering plant foods, hunting, and fishing. Villages were politically autonomous, each with its own leader. It was not until 1769 that the Spanish attempted to colonize Gabrielino territory. As a result of disease and forced resettlement, the population had declined dramatically by 1900 A.D. (Bean and Smith 1978a).

### Serrano

This hunting-gathering group lived primarily east of the Mojave River and north of San Bernardino (Bean and Smith 1978). The Serrano were organized into local groups claiming relatively small territories.

There was no larger political organization and there was no formal territory defined for the entire tribe. Settlement was determined primarily by proximity to permanent water sources. Villages and camp sites were found most often in the foothills and less frequently on the desert floor, depending on the availability of water.

Spanish influence on the Serrano was negligible until around 1819, but by 1834 most Serrano had been forced to relocate to missions and had lost much of their traditional culture. Today, most Serrano live on the Morongo and San Manuel Reservations.

### Luiseño

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The Luiseño people traditionally occupied 1,500 square miles of southern California both along the coast and in the interior region. Their boundaries extended along the coast from Agua Hedionda Creek to Aliso Creek. Their interior boundaries reached from the Santa Ana River and Santiago Peak to the eastern side of Elsinore Fault Valley, and south to Palomar Mountain and San Jose Valley (Bean and Shipek 1978; White 1963). Luiseño lands included three major river systems: San Luis Rey, Santa Margarita, and Santa Ana. The Santa Ana River formed this group's northern boundary with the Gabrielinos and Serranos.

The Luiseño people lived in sedentary autonomous village groups. Each village had its own specific hunting, collecting, and fishing territories. These areas were found in valley bottoms, along streams, or along coastal strands near the mountain ranges. It was common to find villages in sheltered coves or canyons, on slopes in a warm thermal zone near adequate water supplies, and in defensive locations. Each village area was characterized with place names associated with important natural resources or sacred beings. These places could be owned by an individual, chief, family, or a group. Some areas of activity like trails, hunting areas, rabbit and deer drive areas, quarry sites, ceremonial areas, and gaming areas were held in common by the community (Bean and Shipek 1978).

### Cahuilla

The fourth Native American group inhabiting the Santa Ana River area is the Cahuilla. Their traditional territory encompasses diverse topography ranging from 273 feet below sea level at the Salton Sink to 11,000 feet above sea level in the San Bernardino Mountains. The Cahuilla's territory extended from the summit of the San Bernardino Mountains in the north to the Chocolate Mountains and Borrego Springs in the south. Its eastern border included the Colorado Desert west of Orocopia Mountains, and its western border included the San Jacinto Plain (near Riverside), and the eastern slopes of Palomar Mountain.

Cahuilla villages usually were in canyons or along alluvial fans near adequate sources of water and food plants. The immediate village territory was owned in common by a lineage group or band. The other lands were divided into tracts owned by clans, families, or individuals. Trails used for hunting, trading, and social interaction connected the villages. Each village was near numerous sacred sites that included rock art panels (Bean and Shipek 1978).

### **2.2.2.2 History**

Euro-American occupation began with the establishment of the California missions by the Spanish, continuing with the Spanish and American colonization and settlement, agricultural advances, and urbanization after World War I and World War II.

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### The California Missions

The colonization of Alta California was tied to the Spanish settlements along the Gulf of California. The Spanish 'missionization' and settlement of California began in 1768 when King Carlos III saw other European empires as threats to Spain's claim on Alta California (Lightfoot 2005). The King ordered Visitador-General Jose de Gavez to organize soldiers and missionaries from Mexico to colonize the distant territory. On May 13, 1769 Commander Don Gaspar de Portola, Sergeant José Francisco de Ortega, and Fray Junípero Serra, who was a Franciscan missionary, departed with soldiers and supplies for San Diego from Velicata, Baja California. Upon arriving in San Diego, Fray Serra founded California's first mission, San Diego de Alcalá (Toupal et al. 2007).

The missions were established primarily along the coast of California and in three distinct ranges: the Coastal Range, Transversal Range, and Peninsular Range. The Spanish selected mission sites in valleys, and on alluvial fans and coastal plains away from marshy flats. Most missions were established close to the sea; however, some missions like Mission San Gabriel and San Jose were located strategically in the interior, as a way of establishing and maintaining inland routes. Preferred locations were near reliable water sources and had adequate arable lands (Toupal et al. 2007).

The Spanish established three missions in the Peninsular Range: San Diego, San Luis Rey, and San Juan Capistrano. Each mission was located three to six miles from the ocean either in valley bottoms or on terraced slopes along streams.

According to Heizer, "Spain's Indian policy at the time of the invasion of California was a mixture of economic, military, political, and religious motives. Indians were regarded by the Spanish government as subjects of the Crown and human beings capable of receiving the sacraments of Christianity (Heizer 1978:100)." Also, "It was essential under 'missionization' that California Indians be 'reduced' into settled and stable communities where they would become good subjects of the King and children of God... It should be clear, then, that the missions of California were not solely religious institutions. They were, on the contrary, instruments designed to bring about a total change in culture in a brief period of time (Forbes 1969)." The priests recruited and forced local Indian populations to work and live at the missions.

The Indian people had to give up many of their traditional ways and territories for the new European practices and beliefs. They worked the mission gardens and served as laborers at the missions and ranches. The Native American groups along the Santa Ana River endured these changes, although, their experiences differed based on their proximity to the missions (Toupal et al. 2007).

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### Mexican Independence

Early settlement was associated with the establishment of the missions along the Pacific Coast but began to increase as the missions went through the process of secularization, which was not complete when Mexico won its independence from Spain in 1821. The new government wanted to limit the power of the Catholic Church, so it pursued dual policies of secularization and emancipation of native groups. Between 1822 and 1829, the new government also abolished social status based on racial or national background and granted citizenship to native people (Haas 1995; Weber 1982). The government's secularization efforts eventually succeeded in breaking the Church's power, but land was not returned to the Native Americans because much of what could be used for livestock and agriculture had been granted to California and Anglo rancheros.

Another change that came with the Mexican government was the removal of restrictions on trade with other countries. This change also affected trade along the Old Spanish Trail, which connected Los Angeles with Santa Fe, New Mexico. Not only did trade along this route increase, but potential settlers found a new option. As a result, immigration to California from New Mexico began in the early 1840s.

The first settlers to come from New Mexico arrived in 1842 and were recruited specifically for their fighting skills, as the California rancheros needed help protecting their livestock. Initially, they settled at Rancho San Bernardino, also known as Politana, essentially forming an asistencia for the San Gabriel Mission. Within a couple of years, however, due to disagreements with the Rancho San Bernardino rancheros, the settlers relocated a few miles downstream and established Agua Mansa, nearby. They were successful in their farming endeavors and the community grew (Harley 1999).

### United States' Control of California

The United States took control of California with the Treaty of Guadalupe Hidalgo in 1848; however, it was the discovery of gold at the same time that created massive population and economic growth.

With the Americans' arrival, the demand for water and land increased. The large ranchos were broken up, and the new landowners were less tolerant of Indian people. The small ranchos were farmed and grazed more intensively, further reducing the land and resources that provided so much of the Native American food supply. The California *indigenos* also found employment less of an option, especially at skilled jobs, as those were taken by the newcomers (Dutschke 1988).

Between 1850 and 1875, the population in the Santa Ana River watershed grew, though at not quite the same pace as other parts of the state. The coming of the railroad resulted in the establishment of the community of Colton just upstream from, and on the opposite side of the

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Santa Ana River, from Jurupa/Riverside. The Agua Mansa families who still resided in the area relocated to Colton presumably to take jobs with the railroad. The greatest impact from the railroad, however, was a new wave of immigration. The Southern Pacific Railroad (SPR) encouraged immigration to southern California in the late 1800s, with a well-organized settlement plan that was in place by 1875 and showing a profit by 1890. The SPR's colonizing program included advertising campaigns and transportation assistance and brought another vast wave of immigrants to the area during the latter 19th century (Parker 1937).

### Agriculture

The agricultural economic base established by the early Spanish continued to flourish in the Riverside County area (Home and McDougall 2007). The city of Riverside itself was founded in 1870 by abolitionist judge, John W. North. Navel oranges were introduced to the region in the 1870s and were found to grow extremely well. By 1895, the citrus-based community had evolved into the richest per capita city in the United States.

Riverside citizens founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, Sunkist (Home and McDougall 2007). Immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America, flooded into southern California to meet the labor demand. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, including the predominantly Hispanic Casa Blanca and communities of Japanese and Korean immigrants.

### Post-World War I and World War II

Riverside experienced a boom in the Post World War I period, undeveloped areas were subdivided, and residential tracts were planned and developed (Horne and McDougall 2007). The buildings from that time period are represented by Arts and Crafts period styles: California Bungalow, two-story Craftsman, Prairie, and English cottage Tudor Revival. By the end of World War I, a surge of patriotism for America and its allies, produced houses in styles that referenced the American Colonial period and French, Spanish, Italian Renaissance and English architecture. Beaux Arts Classicism reached its peak in the post-World War I period in Civic architecture, and Gothic Revival and Spanish Colonial Revival influenced designs for churches. The design trend for commercial buildings in Riverside continued to be based on Spanish and Classical motifs; many buildings were remodeled to reflect the Spanish Colonial Revival and Mission styles.

After World War II, Riverside experienced more growth, as affordable suburban housing tracts were developed with nearby commercial centers to serve the needs of new residents (Horne and McDougall 2007).

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### 2.3 REGULATORY SETTING

This section provides summary background information regarding applicable historical resources regulations at the federal, state, and local levels.

#### 2.3.1 State: California Environmental Quality Act (CEQA)

Compliance with the California Environmental Quality Act (CEQA) requires consideration of impacts to cultural resources as historical resources within projects, specifically CEQA Guidelines Section 15064.5(a) and 15064.5(c).

According to Section 15064.5 (a) of the CEQA Guidelines, a historical resource includes the following:

1. A resource listed in, or determined to be eligible for listing on, the California Register of Historical Resources,
  - A. A resource included in the local register, and
  - B. A resource which an agency determines to be historically significant.

A resource may be considered historically significant if it meets one of the following criteria for listing on the California Register of Historical Resources (CRHR; PRC Section 5024.1):

1. Associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.
2. Associated with the lives of persons important to the nation or to California's past.
3. 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.
4. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

In addition to meeting one of the above criteria, a resource must retain enough of its integrity of location, design, setting, materials, workmanship, feeling, and association. A resource does not need to have integrity of all, but of a sufficient number so that it conveys the essence of why it might be significant in the first place (California Code of Regulations [CCR] Title 14, Chapter 11.5 Section 4852(c)). CEQA also recognizes resources listed in a local historic register or deemed significant in a historical resource survey.

A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). CEQA Section 15064.5(b) defines substantial adverse change in the significance of an historical resource as the physical demolition, destruction, relocation, or alteration of an historical resource or its immediate surroundings such that the significance is materially impaired.

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### 2.3.2 Local: City of Moreno Valley

Under the Moreno Valley Municipal Code, Title 7, Cultural Preservation, Chapter 7.01 - Purpose of Title;

7.01.010 Purpose of title.

A. The general purpose of this title is to promote the public health, safety and general welfare by providing for the preservation, identification, protection, enhancement and perpetuation of existing improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets and natural features having special cultural, historical, archaeological, architectural or community value in the city.

B. Specific purposes of this title are as follows:

1. To safeguard the city's heritage as embodied and reflected in such resources;
2. To encourage public knowledge, understanding, and appreciation of the city's past;
3. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
4. To promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the city;
5. To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the city's history;
6. To enhance property values and to increase economic and financial benefits to the city and its inhabitants;
7. To protect and enhance the city's attraction to tourists and visitors, thereby stimulating business and industry;
8. To identify as early as possible potential conflicts between the preservation of cultural resources and alternative land uses;
9. To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes. (Ord. 126 § 1, 1987)

#### ***Chapter 7.05 Landmarks and Structures of Merit***

A landmark is any site, including significant trees or other significant permanent landscaping located thereof, place, building, structure, street, improvement, natural feature or other object having a special historical, archaeological, paleontological, cultural, architectural or community value in the city and which has been designated a landmark pursuant to this title. (Ord. 126 § 1, 1987)

#### ***Chapter 7.07.07 Preservation Districts and Neighborhood Conservation Areas.***

7.07.010 Preservation District. A preservation district is any legally described geographic area having historical significance; special character for aesthetic value; serving as an established neighborhood or community center; representing one or more architectural periods or styles typical in the history of the city; or constituting a distinct section of the city, and which has been

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designated a preservation district by committee or by the city council on appeal. (Ord. 126 § 1, 1987)

### ***Chapter 7.09 Permits for Restoration, Rehabilitation, Alteration and Demolition***

7.09.010 Permit required. No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the committee or by the city council on appeal from a decision of the committee denying an application for such a permit. (Ord. 126 § 1, 1987)

Under the City of Moreno's General Plan and certified Final Program Environmental Impact Report dated July 11, 2006, established thresholds for determining significance. A significant impact will occur if implementation of a project would:

- Causes a substantial adverse change in the significance of a historical resource as defined in section 15064.5 of the CEQA Guidelines;
- Causes a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5 of the CEQA Guidelines;
- Directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; or
- Disturbs any human remains, including those interred outside of formal cemeteries.



# SECTION THREE

## Methods

### 3 METHODS

Chapter 3 discusses the methods utilized during the cultural resources inventory survey of the Project Area.

#### 3.1 PERSONNEL QUALIFICATIONS

All phases of the archaeological resources investigation were conducted by Ms. Trisha Drennan, MSc., RPA, under the supervision of project manager and principal investigator, Ms. Arleen Garcia-Herbst, C.Phil., RPA, who provided technical report review and quality control. Resumes are available upon request.

Ms. Drennan has been working in the field of archaeology for 20 years and is a highly diverse cultural resources project manager. For the last fifteen years, her focus has been conducting and managing both terrestrial and maritime projects that involve federal, state and local protection of cultural resources (e.g., Section 106/110 of the National Historic Preservation Act [NHPA], National Environmental Policy Act [NEPA], and the California Environmental Quality Act [CEQA]). These projects have included the Department of Defense, the U.S. Forest Service, the Department of Transportation, the Federal Communications Commission, municipal governments, as well as numerous commercial clients. Her experience in cultural resource management encompasses all phases of archaeological fieldwork, including archaeological surveys, site significance and evaluation testing, data recovery mitigation and burial treatment plans, and archaeological monitoring projects.

Ms. Garcia-Herbst is a Secretary of the Interior-qualified Archaeologist and has been professionally involved with cultural resources management in California, Colorado and Hawaii since 2006. She has extensive experience with the cultural and paleontological resources requirements of the City and County of San Diego, CEQA, Hawaii Revised Statutes and Administrative Rules, the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). She is a City of San Diego, County of San Diego, and County of Riverside Qualified Archaeologist. While Ms. Garcia-Herbst's professional focus is in California and Hawaii, she also has project experience in Arizona, Nevada, Germany, Peru, and Argentina. She received her B.A. in Anthropology with a minor in Geosciences from the University of Arizona (1996) and completed her M.A. in Anthropology at the University of California, Santa Barbara (UCSB, 2000), is advanced to candidacy (C.Phil., 2006) and working on completing her Ph.D. thesis at the University of California, Santa Barbara.

#### 3.2 RECORD SEARCH

A records search for the Project Area was requested on 6 September 2020, by Spindrift Senior Archaeologist, Trisha Drennan, RPA, at the Eastern Information Center (EIC) of the CHRIS at

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University of California, Riverside (Appendix A; RESULTS FORTHCOMING, see records search request map in Figure 3). The purpose of the records search was to determine the extent of previous surveys within a one-mile (1600-meter) radius of the proposed project location, and whether previously documented prehistoric or historic archaeological sites, architectural resources, or traditional cultural properties exist within the Project Area.

In addition, the City of Moreno Valley Historical Society was contacted for any historical information, background, maps, or aerials for the Project Area. The results of the archival search by the Historical Society for the Project Area were negative (Moreno Valley Historical Society 2020).

In addition to the official records and maps for archaeological sites and surveys in Riverside County, the following historic references were also reviewed: Historic Property Data File for Riverside County (Office of Historic Preservation 2013a); The National Register Information System website (National Park Service 2013); Office of Historic Preservation, California Historical Landmarks website (Office Historic Preservation 2013b); California Historical Landmarks (Office of Historic Preservation 1996 and updates); and California Points of Historical Interest (Office of Historic Preservation 1992 and updates).

### 3.3 NATIVE AMERICAN COORDINATION

Spindrifft contacted the California Native American Heritage Commission (NAHC) on 5 September 2020 to request a search of the Sacred Lands File (SLF) for the Project Area. In a letter dated 10 September 2020, the NAHC said a search of the SLF was completed for the project with negative results. The NAHC also provided a list of individuals and organizations in the Native American community that may be able to provide information about unrecorded sites in the project vicinity (Appendix B).

### 3.4 FIELD SURVEY

Field work was conducted by Spindrifft Senior Archaeologist Trisha Drennan, RPA, on 7 September 2020 during which the 3.41 acres of the Project Area were subjected to an intensive systematic pedestrian survey under the guidance of the Secretary of the Interior's Standards for the Identification of Historic Properties (National Park Service 1983) using transects spaced less than five (5) meters apart (see survey coverage map in Figure 4). Notes were taken on the environmental setting and disturbances within the Project Area. The Project Area was mapped utilizing a handheld Global Positioning System (GPS) unit application (APP). This GPS unit was also used to record the location of any new archaeological sites encountered during survey.

The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as bedrock outcrops, mounds, circular depressions or ditches. Whenever possible, the locations of subsurface exposures caused

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by such factors as rodent activity, water or soil erosion, or vegetation disturbances were examined for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

## SECTION FOUR

## Results and Management Recommendations

### 4 RESULTS AND MANAGEMENT RECOMMENDATIONS

Chapter 4 analyses information about cultural resources in and around the Project Area, as a result of the records search and literature review. Management recommendations are also provided.

#### 4.1 RECORDS SEARCH

The results of the records search requested at the Eastern Information Center (EIC) of the CHRIS at University of California, Riverside on 6 September 2020, are delayed due to the pandemic. As of 15 December 2020, the EIC is working on the August/September 2020 requests and the results are forthcoming.

A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013), indicated that there are no inventoried historic properties within the Project Area and a one-mile radius. Resources listed as California Historical Landmarks (CHL; Office of Historic Preservation 1996) and on the Office of Historic Preservation website (Office of Historic Preservation 2015) were reviewed. There are no inventoried CHL within the Project Area and a one-mile radius.

The Caltrans Historic Bridge Local Inventory (Caltrans 2013a) listed no historic bridges within the Project Area and a one-mile radius. Additionally, the Caltrans State Historic Bridge Inventory (Caltrans 2013b) listed no historic bridges within the Project Area and a one-quarter-mile radius (Table A-3 in Appendix A).

##### 4.1.1 Previously Recorded Resources within the Project Area

The results of the records search at the Eastern Information Center are forthcoming.

#### 4.2 NATIVE AMERICAN COORDINATION

A response was received from Ryan Nordness, Cultural Resource Analyst for the San Manuel Band of Mission Indians (SMBMI), on 14 September 2020. The SMBMI indicated that the proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requested that the specific language be made a part of the project/permit/plan conditions, which is included in the copy of his full letter in Appendix B.

## SECTION FOUR

## Results and Management Recommendations

Also on 14 September 2020, Jill McCormick, THPO for the Quechan Tribe of the Fort Yuma Reservation emailed to confirm that the tribe does not wish to comment on this project. They defer to the more local Tribe(s) and support their decisions on the project.

Another response was received on 15 September 2020 from Cheryl Madrigal, Tribal Historic Preservation Officer and Cultural Resources Manager for the Rincon Band of Luiseño Indians (Appendix B). The Tribe stated that the identified project location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest. Embedded in the Luiseño territory are Rincon's history, culture, and identity. The Tribe does not have knowledge of cultural resources within the proposed project area. However, this does not mean that none exist. The Tribe recommends that an archaeological record search be conducted and ask that a copy of the results be provided to the Rincon Band.

### 4.3 FIELD SURVEY

Field work was conducted by Spindrift Senior Archaeologist Trisha Drennan, RPA, on 7 September 2020 during which the 3.41 acres of the Project Area were subjected to an intensive systematic pedestrian survey.

Elevation in the survey area ranges from +1,534 to approximately 1,587 feet above mean sea. The Project Area consists of two parcels that form an "L" shape (see Figure 4). Overall, survey accessibility and surface visibility within the survey area was excellent at 100 percent.

The Project Area is bounded by single family homes on its east and north sides; a vacant parcel parallels the west boundary, and Dracaea Avenue fronts its southern boundary. The single-family homes are separated from the Project Area by chain-link fence. There is a line of several eucalyptus and pepper trees within the east fence line. Portions of the survey area were not cleared of vegetation, although the grounds surface was completely visible. The parcels have been used to discard trash and household furniture and equipment. These discards are all modern. There are two sewer manholes located in both parcels. A modern descansos feature was noted next to the sewer manhole located in Parcel 263132017. The feature is constructed of a wooden cross painted with "RIP Oscar Gallegos" and decorated with several Modelo bottles. A wooden sign nailed to the cross states in handwriting, "Call for removal, 951-237-0792, Dan." This modern feature is likely a memorial at the site where someone died in a car accident and is not a burial location.

Surface soils consist of a fine light brownish gray silty sandy loam (10YR 6/2), mixed with sub angular gravel and some cobbles. The ground has been disturbed by discing and several sewer manholes and previous use of dirt entrance driveway. On the east side of the entrance driveway near the tree line are several pieces of concrete chunks and slab. It is not known if these are discards or are of some previous foundation.

There were no cultural resources observed during the intensive pedestrian survey within the Project Area.

## SECTION FOUR

## Results and Management Recommendations

### 4.4 MANAGEMENT CONSIDERATIONS

#### 4.4.1 Summary and Findings

This systematic intensive pedestrian survey covered 3.41 acres (1.38 hectares) of the Project Area.

The results of fieldwork were negative of the Project Area.

The results of the records search at the EIC at CHRIS are PENDING.

The results of the sacred lands and consultation list search at the NAHC is a request that an archaeological record search be conducted, and the results be provided to the Rincon Band.

#### 4.4.2 Recommendations

Due to the excellent visibility of the grounds surface of the Project Area, and the relatively closely spaced (3-ft [5-m]) transect interval, reliable survey coverage was achieved for identifying and recording historic properties within the Project Area that may be impacted by the proposed Project.

No surface evidence of cultural materials or sites was observed within the Project Area. However, monitoring during project implementation by a qualified archaeologist and Native American consultant is recommended to avoid impacts to any potential buried cultural resources. The results of monitoring during ground disturbance should be reported in a separate document.

Should additional intact buried cultural deposits be encountered during monitoring, a subsurface testing program to determine the extent of in situ significant archaeological deposits within the portion of the sites within the Project Area and their integrity is recommended. The results and an evaluation of eligibility for listing on the CRHR should be reported in a separate document.

#### 4.4.3 Monitoring

Due to the low to moderate sensitivity for prehistoric-period resources in the alluvial and depositional environment within Project Area, Spindrift recommends that all ground-disturbing activity within the Project Area be monitored by an archaeological and Native American consultant, who has the authority to halt construction activity, in accordance with the unanticipated discovery procedures discussed below.

In the event of any unanticipated discoveries during construction, a less than significant impact to buried resources, if present, would occur with implementation of Mitigation Measures C-1 and C-2.

## SECTION FOUR

## Results and Management Recommendations

### Mitigation Measures

- C-1. If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified archaeological monitor or Principal Investigator, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained and afforded a reasonable amount of time to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the CRHR. If a *potentially*-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.
- C-2. In the event that evidence of human remains is discovered, construction activities within 50 feet of the discovery will be halted or diverted, and the requirements above will be implemented. Depending on the occurrence, a larger radius may be necessary and will be required at the discretion of the on-site archaeologist. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The MLD may not be the same person as the tribal monitor. The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).

## SECTION FOUR

## Results and Management Recommendations

Implementation of the above mitigation measures will reduce impacts to buried cultural resources to a less than significant level.

The Lead Agency, the City of Moreno Valley, is responsible for ensuring compliance with these mitigation measures because damage to significant cultural resources is in violation of CEQA and Section 106. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, “the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”



# SECTION FIVE

## References

### 5 REFERENCES

#### California Department of Transportation (Caltrans)

- 2013a Caltrans Local Bridge Survey, Structure Maintenance & Investigations website. Electronic Document, [http://www.dot.ca.gov/hq/structur/strmaint/hs\\_local.pdf](http://www.dot.ca.gov/hq/structur/strmaint/hs_local.pdf), Viewed 11 September 2020 online and using Google Earth.
- 2013b Caltrans State Bridge Survey, Structure Maintenance & Investigations website. Electronic Document, [http://www.dot.ca.gov/hq/structur/strmaint/hs\\_state.pdf](http://www.dot.ca.gov/hq/structur/strmaint/hs_state.pdf), Viewed 11 September 2020 online and using Google Earth.

#### City of Moreno Valley

- 2006 Adopted General Plan. Electronic Document, [http://www.moval.org/city\\_hall/general\\_plan.shtml](http://www.moval.org/city_hall/general_plan.shtml) Viewed 10 September 2020.

#### Federal Emergency Management Agency (FEMA)

- 2018 National Flood Hazard Layer (NFHL). Electronic Document, <https://fema.maps.arcgis.com/home/item.html?id=cbe088e7c8704464aa0fc34eb99e7f30>, Viewed 10 September 2020 using Google Earth.

#### Hanna, M.A.

- 1926, Geology of the La Jolla quadrangle, California: University of California Publications in Geological Sciences, v. 16, no. 7, p. 187-246, (incl. geologic map, scale 1:62,500)

#### Jennings, C.W., Strand, R.G., and Rogers, T.H.

- 1977 Geologic map of California: California Division of Mines and Geology, scale 1:750,000.

#### National Park Service (NPS)

- 1983 Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. 48 FR (Federal Register) 44716-68.
- 2013 *National Register Information System Website*. Electronic document. <http://www.nr.nps.gov/nrloc1.htm>, Viewed 9 September 2020 using Google Earth.

#### Office of Historic Preservation.

- 1992 *California Points of Historical Interest*. California Department of Parks and Recreation, Sacramento, California.
- 1996 *California Historical Landmarks*. California Department of Parks and Recreation, Sacramento, California.
- 2017 *Office of Historic Preservation California Historical Landmarks Website*, Electronic document. [http://ohp.parks.ca.gov/?page\\_id=21387](http://ohp.parks.ca.gov/?page_id=21387), Viewed 20 May 2019.

#### United States Department of Agriculture, Natural Resources Conservation Service (NRCS)

- 2017 SoilWeb: An Online Soil Survey Browser, Soil Survey Geographic (SSURGO) Database for the United States. Available online: <http://casoilresource.lawr.ucdavis.edu/soilweb/>, Viewed 11 September 2020 using Google Earth.

# FIGURES

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

# Appendices

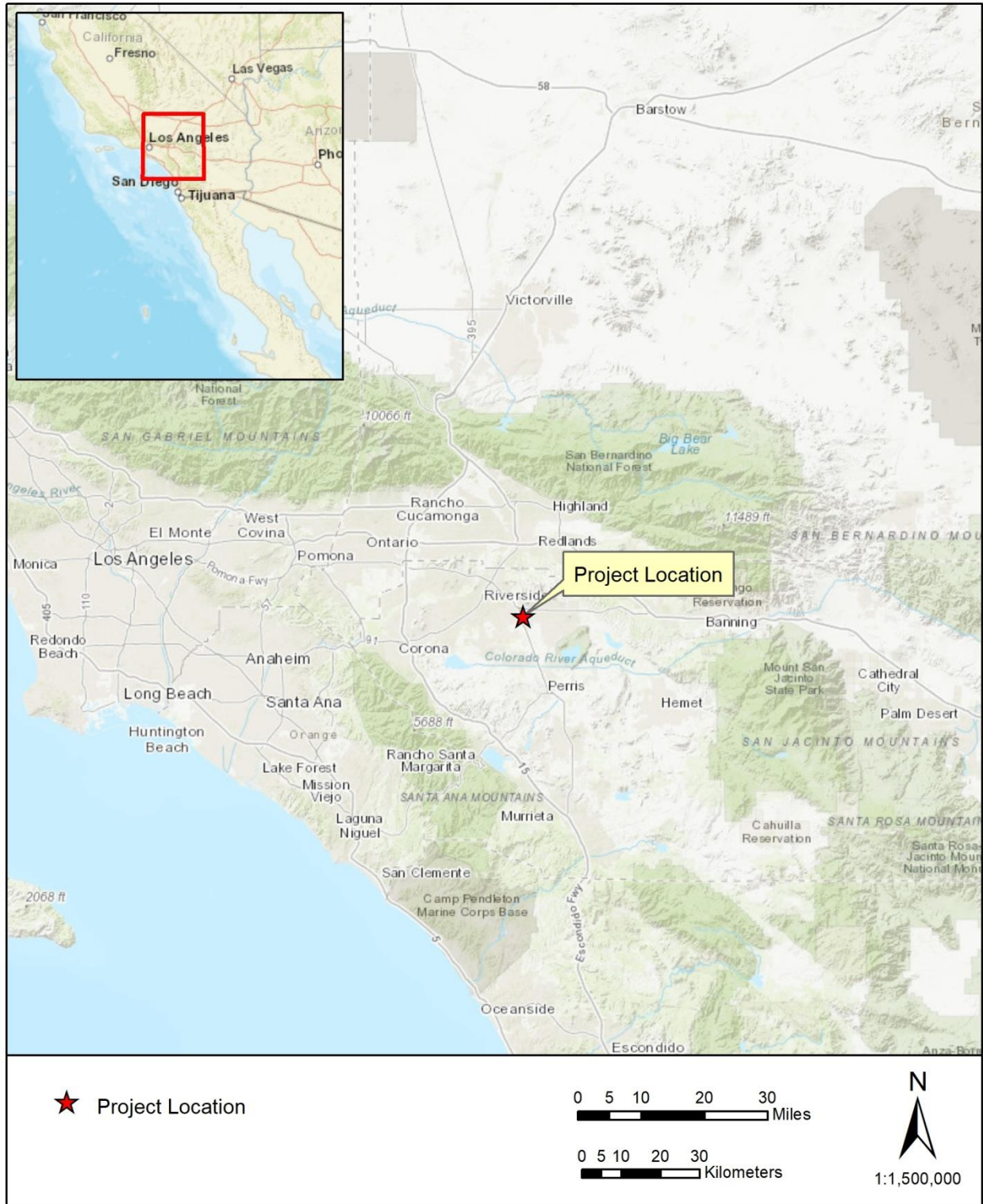


Figure 1. Project Location Map

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

# Appendices



Figure 2. Project Area Map

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

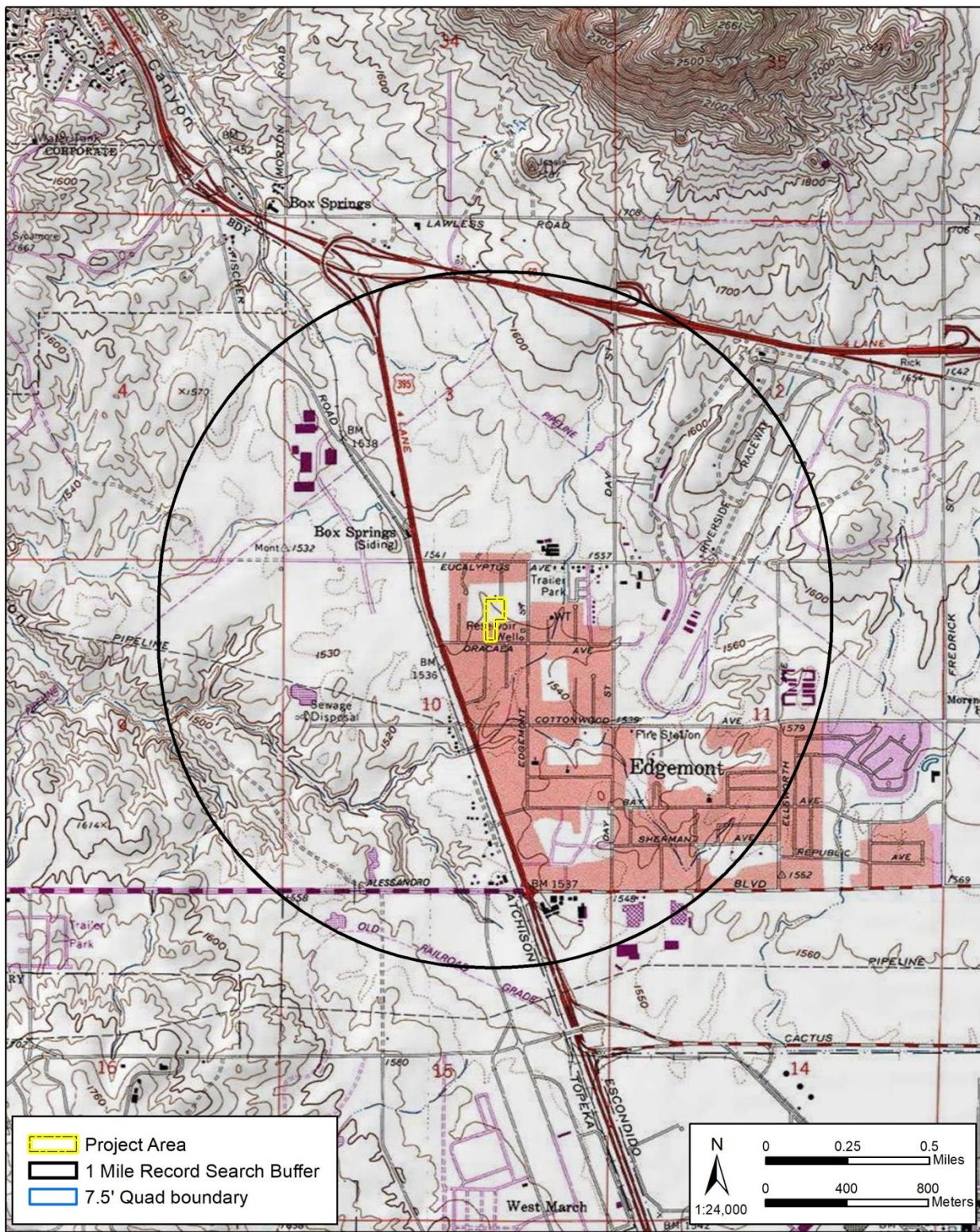


Figure 3. Records Search Boundary Map

# Appendices



Figure 4. Survey Coverage Map

# APPENDIX A

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

## Appendices

**TABLE 1. PREVIOUS INVESTIGATIONS WITHIN A ONE-MILE RADIUS OF THE PROJECT AREA**

REPORT NUMBER	AUTHOR	YEAR	REPORT TITLE	TYPE OF STUDY
			RESULTS PENDING	



**Appendices**

**TABLE 2. PREVIOUSLY RECORDED SITES WITHIN A ONE-MILE RADIUS OF THE PROJECT AREA**

SITE IDENTIFIER	PREHISTORIC OR HISTORIC	REPORT REFERENCE	WITHIN PROJECT AREA
	RESULTS PENDING		

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

**Appendices****TABLE 3. CALTRANS BRIDGES WITHIN THE PROJECT AREA AND A ONE-MILE RADIUS**

BRIDGE NAME AND NUMBER	LOCATION	DATE BUILT/WIDENED	CALTRANS ELIGIBILITY EVALUATION
N/A	N/A	N/A	N/A

# APPENDIX B

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
Native American Heritage Commission 1550 Harbor Blvd Sacramento, CA 95814	N/A	09/05/20 Email	N/A	N/A	Yes	09/10/20 TD: Rec'd response letter from NAHC, No Tribal Cultural Resources have been recorded in Project Area.
Agua Caliente Band of Cahuilla Indians Patricia Garcia-Plotkin, Director 5401 Dinah Shore Drive Palm Springs, CA, 92264 Phone: (760) 699 - 6907 Fax: (760) 699-6924 ACBCI-THPO@aguacaliente.net	Cahuilla	09/14/20 Email	N/A	N/A	No	
Agua Caliente Band of Cahuilla Indians Jeff Grubbe, Chairperson 5401 Dinah Shore Drive Palm Springs, CA, 92264 Phone: (760) 699 - 6800 Fax: (760) 699-6919	Cahuilla	09/14/20 Fax	N/A	N/A	No	
Augustine Band of Cahuilla Mission Indians Amanda Vance, Chairperson P.O. Box 846 Coachella, CA, 92236 Phone: (760) 398 - 4722 Fax: (760) 369-7161 hhaines@augustinetribe.COM	Cahuilla	09/14/20 Email	N/A	N/A	No	

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family

**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
Cabazon Band of Mission Indians Doug Welmas, Chairperson 84-245 Indio Springs Parkway Indio, CA, 92203 Phone: (760) 342 - 2593 Fax: (760) 347-7880 jstapp@cabazonindians-nsn.gov	Cahuilla	09/14/20 Email	N/A	N/A	No	
Cahuilla Band of Indians Daniel Salgado, Chairperson 52701 U.S. Highway 371 Anza, CA, 92539 Phone: (951) 763 - 5549 Fax: (951) 763-2808 Chairman@cahuilla.net	Cahuilla	09/14/20 Email	N/A	N/A	No	
Los Coyotes Band of Cahuilla and Cupeño Indians Shane Chapparosa, Chairperson P.O. Box 189 Warner Springs, CA, 92086-0189 Phone: (760) 782 - 0711 Fax: (760) 782-0712	Diegueno	09/14/20 Fax	N/A	N/A	No	09/14/20 TD: Fax, no answer
Morongo Band of Mission Indians Robert Martin, Chairperson 12700 Pumarra Road Banning, CA, 92220 Phone: (951) 849 - 8807 Fax: (951) 922-8146 dtorres@morongo-nsn.gov	Cahuilla Serrano	09/14/20 Email	N/A	N/A	No	
Morongo Band of Mission Indians Denisa Torres, Cultural Resources Manager 12700 Pumarra Road Banning, CA, 92220 Phone: (951) 849 - 8807 Fax: (951) 922-8146 dtorres@morongo-nsn.gov	Cahuilla Serrano	09/14/20 Email	N/A	N/A	No	

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family

**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
Pala Band of Mission Indians Shasta Gaughen, Tribal Historic Preservation Officer PMB 50, 35008 Pala Temecula Rd. Pala, CA, 92059 Phone: (760) 891 - 3515 Fax: (760) 742-3189 sgaughen@palatribe.com	Cupeno Luiseno	09/14/20 Email	N/A	N/A	No	
Pechanga Band of Luiseno Indians Paul Macarro, Cultural Resources Coordinator P.O. Box 1477 Temecula, CA, 92593 Phone: (951) 770 - 6306 Fax: (951) 506-9491 pmacarro@pechanga-nsn.gov	Luiseno	09/14/20 Email	N/A	N/A	No	
Pechanga Band of Luiseno Indians Mark Macarro, Chairperson P.O. Box 1477 Temecula, CA, 92593 Phone: (951) 770 - 6000 Fax: (951) 695-1778 epreston@pechanga-nsn.gov	Luiseno	09/14/20 Email	N/A	N/A	No	
Quechan Tribe of the Fort Yuma Reservation Manfred Scott, Acting Chairman Kw'ts'an Cultural Committee P.O. Box 1899 Yuma, AZ, 85366 Phone: (928) 750 - 2516 scottmanfred@yahoo.com	Quechan	09/14/20 Email	N/A	N/A	No	

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family

**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
Quechan Tribe of the Fort Yuma Reservation Jill McCormick, THPO P.O. Box 1899 Yuma, AZ, 85366 Phone: (760) 572-2423 historicpreservation@quechantribe.com	Quechan	09/14/20 Email	N/A	N/A	Yes	9/14/20 TD: Emailed "we do not wish to comment on this project. We defer to the more local Tribe(s) and support their decisions on the project."
Ramona Band of Cahuilla Joseph Hamilton, Chairperson P.O. Box 391670 Anza, CA, 92539 Phone: (951) 763 - 4105 Fax: (951) 763-4325 admin@ramona-nsn.gov	Cahuilla	09/14/20 Email	N/A	N/A	No	
Ramona Band of Cahuilla John Gomez, Environmental Coordinator P.O. Box 391670 Anza, CA, 92539 Phone: (951) 763 - 4105 Fax: (951) 763-4325 admin@ramona-nsn.gov	Cahuilla	09/14/20 Email	N/A	N/A	No	
Rincon Band of Luiseno Indians Bo Mazzetti, Chairperson One Government Center Lane Valley Center, CA, 92082 Phone: (760) 749 - 1051 Fax: (760) 749-5144 bomazzetti@aol.com	Luisefio	09/14/20 Email	N/A	N/A	No	
Rincon Band of Luiseno Indians Cheryl Madrigal, Tribal Historic Preservation Officer One Government Center Lane Valley Center, CA, 92082 Phone: (760) 297 - 2635 crd@rincon-nsn.gov	Luisefio	09/14/20 Email	N/A	N/A	Yes	09/15/20 TD: In a letter emailed to Arleen Garcia-Herbst, stated that the Project Area is an "identified location...within the Territory of the Luisefio people, and is also within Rincon's specific area of Historic interest." The Tribe requests receiving a copy of the records search when available.

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family

**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
San Manuel Band of Mission Indians Jessica Mauck, Director of Cultural Resources 26569 Community Center Drive Highland, CA, 92346 Phone: (909) 864 - 8933 jmauck@sanmanuel-nsn.gov	Serrano	09/14/20 Email	N/A	N/A	Yes	Email Letter (Appendix B)
Santa Rosa Band of Cahuilla Indians Lovina Redner, Tribal Chair P.O. Box 391820 Anza, CA, 92539 Phone: (951) 659 - 2700 Fax: (951) 659-2228 Isaul@santarosacahuilla-nsn.gov	Cahuilla	09/14/20 Email	N/A	N/A	No	
Serrano Nation of Mission Indians Wayne Walker, Co-Chairperson P. O. Box 343 Patton, CA, 92369 Phone: (253) 370 - 0167 serranonation1@gmail.com	Serano	09/14/20 Email	N/A	N/A	No	
Serrano Nation of Mission Indians Mark Cochrane, Co-Chairperson P. O. Box 343 Patton, CA, 92369 Phone: (909) 528 - 9032 serranonation1@gmail.com	Serano	09/14/20 Email	N/A	N/A	No	
Soboba Band of Luiseno Indians Joseph Ontiveros, Cultural Resource Dept. P.O. BOX 487 San Jacinto, CA, 92581 Phone: (951) 663 - 5279 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov	Cahuilla Luiseno	09/14/20 Email	N/A	N/A	No	

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family



**Native American Contacts  
 City of Moreno Valley Multifamily Housing Project,  
 City of Moreno Valley, County of Riverside, California  
 (Spindrift Project No. 2020-0007)**

Name	Affiliation	Date Contacted			Response Received?	Comments
		1. Letter	2. Phone	3. Phone		
Soboba Band of Luiseno Indians Scott Cozart, Chairperson P.O. BOX 487 San Jacinto, CA, 92581 Phone: (951) 654 - 2765 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov	Cahuilla Luiseno	09/14/20 Email	N/A	N/A	No	
Torres-Martinez Desert Cahuilla Indians Michael Mirelez, Cultural Resource Coordinator P.O. Box 1160 Thermal, CA, 92274 Phone: (760) 399 - 0022 Fax: (760) 397-8146 mmirelez@tmdci.org	Cahuilla	09/14/20 Email	N/A	N/A	No	

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family

## NATIVE AMERICAN HERITAGE COMMISSION

September 10, 2020

Trisha Drennan  
Spindrift Archaeological Consulting

Via Email to: [Trisha@spindriftarchaeology.com](mailto:Trisha@spindriftarchaeology.com)

**Re: 2020-007-TTG – City of Moreno Valley Multifamily Housing A Inv P RS Project, Riverside County**

Dear Ms. Drennan:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**Marshall McKay**  
Wintun

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
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West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

**Native American Heritage Commission  
Native American Contact List  
Riverside County  
9/10/2020**

**Agua Caliente Band of Cahuilla Indians**

Patricia Garcia-Plotkin, Director  
5401 Dinah Shore Drive                      Cahuilla  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6907  
Fax: (760) 699-6924  
ACBCI-THPO@aguacaliente.net

**Los Coyotes Band of Cahuilla and Cupeño Indians**

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Warner Springs, CA, 92086-0189  
Phone: (760) 782 - 0711  
Fax: (760) 782-0712

**Agua Caliente Band of Cahuilla Indians**

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Fax: (760) 699-6919

**Morongo Band of Mission Indians**

Robert Martin, Chairperson  
12700 Pumarra Road                              Cahuilla  
Banning, CA, 92220                              Serrano  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146  
dtorres@morongo-nsn.gov

**Augustine Band of Cahuilla Mission Indians**

Amanda Vance, Chairperson  
P.O. Box 846                                      Cahuilla  
Coachella, CA, 92236  
Phone: (760) 398 - 4722  
Fax: (760) 369-7161  
hhaines@augustinetribe.com

**Morongo Band of Mission Indians**

Denisa Torres, Cultural Resources  
Manager  
12700 Pumarra Road                              Cahuilla  
Banning, CA, 92220                              Serrano  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146  
dtorres@morongo-nsn.gov

**Cabazon Band of Mission Indians**

Doug Welmas, Chairperson  
84-245 Indio Springs Parkway              Cahuilla  
Indio, CA, 92203  
Phone: (760) 342 - 2593  
Fax: (760) 347-7880  
jstapp@cabazonindians-nsn.gov

**Pala Band of Mission Indians**

Shasta Gaughen, Tribal Historic  
Preservation Officer  
PMB 50, 35008 Pala Temecula              Cupeno  
Rd.    Luiseno  
Pala, CA, 92059  
Phone: (760) 891 - 3515  
Fax: (760) 742-3189  
sgaughen@palatribe.com

**Cahuilla Band of Indians**

Daniel Salgado, Chairperson  
52701 U.S. Highway 371                      Cahuilla  
Anza, CA, 92539  
Phone: (951) 763 - 5549  
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Chairman@cahuilla.net

**Pechanga Band of Luiseno Indians**

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pmacarro@pechanga-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2020-007-TTG - City of Moreno Valley Multifamily Housing A Inv P RS Project, Riverside County.

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

Native American Heritage Commission  
Native American Contact List  
Riverside County  
9/10/2020

1.d

**Pechanga Band of Luiseno  
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Reservation**

Manfred Scott, Acting Chairman  
Kw'ts'an Cultural Committee  
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**Quechan Tribe of the Fort Yuma  
Reservation**

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**Ramona Band of Cahuilla**

Joseph Hamilton, Chairperson  
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**Ramona Band of Cahuilla**

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Bo Mazzetti, Chairperson  
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**Rincon Band of Luiseno Indians**

Cheryl Madrigal, Tribal Historic  
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**San Manuel Band of Mission  
Indians**

Jessica Mauck, Director of  
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**Santa Rosa Band of Cahuilla  
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Native American Heritage Commission  
Native American Contact List  
Riverside County  
9/10/2020

**Soboba Band of Luiseno  
Indians**

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Cahuilla  
Luiseno

**Soboba Band of Luiseno  
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Cahuilla  
Luiseno

**Torres-Martinez Desert Cahuilla  
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Cahuilla

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2020-007-TTG - City of Moreno Valley Multifamily Housing A Inv P RS Project, Riverside County.

Spindrift email: September 14, 2020 12:35 p.m.

Hello Trisha Drennan,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on September 14, 2020, pursuant to CEQA (as amended, 2015) and CA PRC 21080.3.1. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requests that the following language be made a part of the project/permit/plan conditions:

### **CUL MMs**

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

### **TCR MMs**

1. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for

dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

*Note: San Manuel Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, San Manuel Band of Mission Indians can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to SMBMI and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*

Please provide the final copy of the project/permit/plan conditions so that SMBMI may review the included language. This communication concludes SMBMI's input on this project, at this time, and no additional consultation pursuant to CEQA is required unless there is an unanticipated discovery of cultural resources during project implementation. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.

Respectfully,  
Ryan Nordness

Ryan Nordness  
CULTURAL RESOURCE ANALYST  
O: (909) 864-5050 x50-2022  
Internal: 50-2022  
M: 909-838-4053  
26569 Community Center Dr Highland CA 92346  
San Manuel Band of Mission Indians

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-024-2020-006

September 24, 2020

[VIA EMAIL TO: [arleen@spindriftarchaeology.com](mailto:arleen@spindriftarchaeology.com)]  
 City of Moreno Valley  
 Ms. Arleen Garcia-Herbst  
 8895 Towne Centre  
 San Diego, CA 92122

**Re: Moreno II/ Spindrift 2020-0007**

Dear Ms. Arleen Garcia-Herbst,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Moreno II project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- \*A copy of the records search with associated survey reports and site records from the information center.
- \*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net).

Cordially,

Pattie Garcia-Plotkin  
 Director  
 Tribal Historic Preservation Office  
 AGUA CALIENTE BAND  
 OF CAHUILLA INDIANS



# Rincon Band of Luiseño Indians

## CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082  
 (760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



September 15, 2020

Sent via email to: [arleen@spindriftarchaeology.com](mailto:arleen@spindriftarchaeology.com)

Spindrift Archaeological Consulting, LLC

Attn.: Arleen Garcia-Herbst

8895 Towne Centre Drive #105-248

San Diego, CA 92122

**Re: City of Moreno Valley Multifamily Housing Project, City of Moreno Valley, County of Riverside, California (Spindrift Project No. 2020-0007)**

Dear Ms. Garcia-Herbst,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño territory are Rincon’s history, culture and identity. We do not have knowledge of cultural resources within the proposed project area. However, this does not mean that none exist. We recommend that an archaeological record search be conducted and ask that a copy of the results be provided to the Rincon Band.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at [cmadriral@rincon-nsn.gov](mailto:cmadriral@rincon-nsn.gov). We look forward to working together to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal  
 Tribal Historic Preservation Officer  
 Cultural Resources Manager

# APPENDIX C

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41

### Photo Log, Spindrift Archaeological Consulting

Project Name: MaxSum Dev - Moreno Valley				Photographer: Trisha Drennan, RPA
Number	Date	Direction	Location/Subject	Description
0310	09-07-20	N	21644 Dracaea Ave, Moreno Valley	View facing north of southeast corner of survey area of Parcel 263132016
0311	09-07-20	7°N	21644 Dracaea Ave	View facing north of southeast corner of survey area of Parcel 263132016. Azimuth/GPS and Grid Coordinates Vertical Altitude
0312	09-07-20	N	21644 Dracaea Ave	Transect view, facing north, of large concrete slab pieces
0313	09-07-20	355°N	21644 Dracaea Ave	Transect view, facing north, of large concrete slab pieces. Azimuth/GPS and Grid Coordinates Vertical Altitude
0314	09-07-20	186°S	21644 Dracaea Ave	Transect view, facing south, along eastern survey area boundary and dirt driveway. Azimuth/GPS and Grid Coordinates Vertical Altitude
0315	09-07-20	S	21644 Dracaea Ave	Transect view, facing south, along eastern survey area boundary and dirt driveway
0316	09-07-20	Close-up	21644 Dracaea Ave	Close-up roadside shrine/memorial at the southeast corner of Parcel 263132017, east of the dirt driveway
0317	09-07-20	SE	21644 Dracaea Ave	View of roadside shrine/memorial at the southeast corner of Parcel 263132017, east of the dirt driveway and next to sewer
0319	09-07-20	Close-up	21644 Dracaea Ave	Close-up of ECSD sewer next to shrine/memorial at the southeast corner of Parcel 263132017, east of the dirt driveway
0320	09-07-20	140°SE	21644 Dracaea Ave	Close-up roadside shrine/memorial at the southeast corner of Parcel 263132017, east of the dirt driveway. Azimuth/GPS and Grid Coordinates Vertical Altitude
0323	09-07-20	84°E	21644 Dracaea Ave	Transect view, facing east, along survey area boundary of Parcel 263132017. Azimuth/GPS and Grid Coordinates Vertical Altitude
0324	09-07-20	274°W	21644 Dracaea Ave	Transect view, facing west, from Parcel 263132017 to Parcel 263132016. Azimuth/GPS and Grid Coordinates Vertical Altitude
0325	09-07-20	W	21644 Dracaea Ave	Transect view, facing west, from Parcel 263132017 to Parcel 263132016
0326	09-07-20	N	21644 Dracaea Ave	Transect view, facing north, along east survey area boundary of Parcel 263132017
0327	09-07-20	4°N	21644 Dracaea Ave	Transect view, facing north. Azimuth/GPS and Grid Coordinates Vertical Altitude
0328	09-07-20	182°S	21644 Dracaea Ave	Transect view, facing south from north

<b>Project Name:</b> MaxSum Dev - Moreno Valley				<b>Photographer:</b> Trisha Drennan, RPA
<b>Number</b>	<b>Date</b>	<b>Direction</b>	<b>Location/Subject</b>	<b>Description</b>
				boundary of survey area. Azimuth/GPS and Grid Coordinates Vertical Altitude
0329	09-07-20	S	21644 Dracaea Ave	Transect view, facing south from north boundary of survey area
0330	09-07-20	S	21644 Dracaea Ave	Transect view, facing south
0331	09-07-20	191°S	21644 Dracaea Ave	Transect view, facing south. Azimuth/GPS and Grid Coordinates Vertical Altitude
0332	09-07-20	285°W	21644 Dracaea Ave	Transect view, facing west, along north survey area boundary of Parcel 263132016. Azimuth/GPS and Grid Coordinates Vertical Altitude
0333	09-07-20	W	21644 Dracaea Ave	Transect view, facing west, along north survey area boundary of Parcel 263132016
0334	09-07-20	Close-up	21644 Dracaea Ave	View of survey staking by another agency in Parcel 263132016
0335	09-07-20	E	21644 Dracaea Ave	Transect view, facing east at south survey boundary, of large discarded household items
0337	09-07-20	80°E	21644 Dracaea Ave	Transect view, facing east at south survey boundary, of large discarded household items. Azimuth/GPS and Grid Coordinates Vertical Altitude
0338	09-07-20	Close-up	21644 Dracaea Ave	View of tree used in landscaping in Parcel 263132016
0339	09-07-20	NE	21644 Dracaea Ave	View of large concrete chunks along tree landscaping
0341	09-07-20	51°NE	21644 Dracaea Ave	View of large concrete chunks along tree landscaping. Azimuth/GPS and Grid Coordinates Vertical Altitude
0342	09-07-20	E	21644 Dracaea Ave	View of fencing remnant (west to east) at location of trees and concrete chunks. Azimuth/GPS and Grid Coordinates Vertical Altitude
0343	09-07-20	83°E	21644 Dracaea Ave	View of fencing remnant (west to east) at location of trees and concrete chunks
0345	09-07-20	Close-up	21644 Dracaea Ave	Close-up of new sewer at northern boundary of survey area in Parcel 263132016
0346	09-07-20	281°W	21644 Dracaea Ave	View of new sewer at northern boundary of survey area in Parcel 263132016. Azimuth/GPS and Grid Coordinates Vertical Altitude
0347	09-07-20	179°S	21644 Dracaea Ave	Transect overview of Parcel 263132016, facing south. Azimuth/GPS and Grid Coordinates Vertical Altitude
0348	09-07-20	S	21644 Dracaea Ave	Transect overview of Parcel 263132016, facing south
0349	09-07-20	W	21644 Dracaea Ave	Transect view, facing west at south survey boundary, of discarded household items

<b>Project Name:</b> MaxSum Dev - Moreno Valley				<b>Photographer:</b> Trisha Drennan, RPA
<b>Number</b>	<b>Date</b>	<b>Direction</b>	<b>Location/Subject</b>	<b>Description</b>
0350	09-07-20	282°W	21644 Dracaea Ave	Transect view, facing west at south survey boundary, of discarded household items. Azimuth/GPS and Grid Coordinates Vertical Altitude
0351	09-07-20	5°N	21644 Dracaea Ave	Transect overview of Parcel 263132016, facing north. Azimuth/GPS and Grid Coordinates Vertical Altitude
0352	09-07-20	N	21644 Dracaea Ave	Transect overview of Parcel 263132016, facing north
0353	09-07-20	S	21644 Dracaea Ave	Transect view of at western boundary of survey area in Parcel 263132016
0354	09-07-20	S	21644 Dracaea Ave	Transect view of at western boundary of survey area in Parcel 263132016. Azimuth/GPS and Grid Coordinates Vertical Altitude
0355	09-07-20	82°E	21644 Dracaea Ave	View of tree used in landscaping looking east in Parcel 263132016
0356	09-07-20	N	21644 Dracaea Ave	View of large concrete chunks and possible partially buried concrete slab
0357	09-07-20	355°N	21644 Dracaea Ave	View of large concrete chunks and possible partially buried concrete slab. Azimuth/GPS and Grid Coordinates Vertical Altitude



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IMG\_0311.png



IMG\_0312.jpg



IMG\_0313.png



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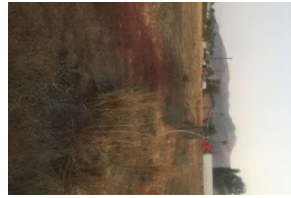
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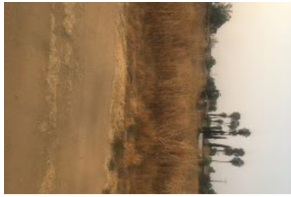
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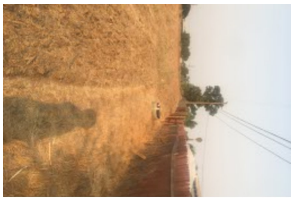
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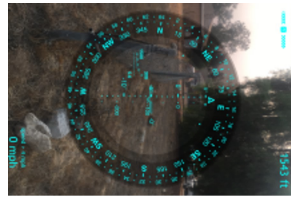
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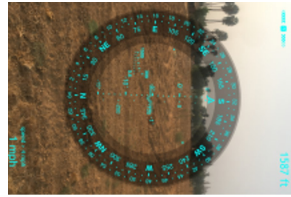
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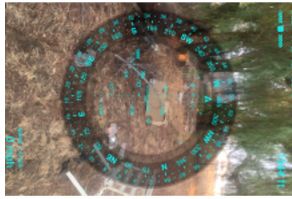


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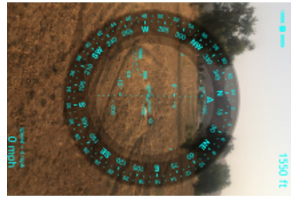
Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41



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**APPENDIX D**  
**CONFIDENTIAL**

Attachment: Appendix B\_Cultural Resources Inventory Report (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41



# SAN DIEGO NATURAL HISTORY MUSEUM

26 October 2020

Arleen Garcia-Herbst  
 Spindrift Archaeological Consulting  
 8895 Towne Centre Drive #105-248  
 San Diego, CA 92122

RE: Paleontological Records Search – Moreno Valley Family Housing

Dear Ms. Garcia-Herbst:

This letter presents the results of a paleontological records search conducted for the Moreno Valley Family Housing project (Project), located in the western portion of the City of Moreno Valley, Riverside County, California. The Project site lies along the north side of Dracaea Avenue, and is bordered to the north and southeast by existing residential development, and to the east and west by cleared, vacant land.

## Methods

A review of published geological maps covering the Project site and surrounding area was conducted to determine the specific geologic units underlying the Project site. Each geologic unit was subsequently assigned a paleontological resource potential following guidelines developed by the City of Moreno Valley (2006) and County of Riverside (2015), which are based, in part, on the standards set forth by the Society of Vertebrate Paleontology (SVP, 2010). In addition, a search of the paleontological collection records housed at the San Diego Natural History Museum (SDNHM) was conducted in order to determine if any documented fossil collection localities occur at the Project site or within the immediate surrounding area.

## Results

Published geological reports (e.g., Morton and Miller, 2006) covering the Project area indicate that the proposed Project has the potential to impact Quaternary very old alluvial-fan deposits. This geologic unit and its paleontological potential are summarized below.

The SDNHM does not have any recorded fossil collection localities within a one-mile radius of the Project site.

**Quaternary very old alluvial-fan deposits** – Early to middle Pleistocene-age (approximately 2.58 million to 774,000 years old) very old alluvial-fan deposits underlie the entire Project site at the surface. Generally, these deposits consist of moderately to well consolidated silt, sand, gravel, and conglomerate (Morton and Miller, 2006). While there are no SDNHM fossil collection localities documented in the vicinity of the Project site, significant vertebrate fossil remains have been recovered from similar deposits elsewhere in the City of Moreno Valley. These fossils include isolated remains of giant ground sloth, camelid, and horse (LSA, 2014). The City of Moreno Valley General Plan EIR (City of Moreno Valley, 2006) neglects to consider the recovery of significant vertebrate fossils from Pleistocene-age alluvial deposits in this area, instead assigning all alluvial deposits exposed across the

valley floor a low paleontological potential. The County of Riverside (2015), in contrast, assigns these deposits a high sensitivity (category B), indicating that fossils are likely to be encountered at or exceeding 4 feet below surface grade. This rating is supported by the known occurrence of fossils in the City of Moreno Valley, as described above, and elsewhere in western Riverside County.

### Summary and Recommendations

The high paleontological sensitivity (category B) of Quaternary very old alluvial-fan deposits in the City of Moreno Valley suggests that construction of the proposed Project may result in impacts to paleontological resources. Any proposed excavation activities that extend deep enough to encounter previously undisturbed deposits of this geologic unit (at depths of 4 or more feet below surface grade) have the potential to impact the paleontological resources preserved therein. For these reasons, implementation of a complete paleontological resource mitigation program during ground-disturbing activities is recommended.

If you have any questions concerning these findings please feel free to contact me at [kmccomas@sdnhm.org](mailto:kmccomas@sdnhm.org).

Sincerely,



Katie McComas, M.S.  
Paleontological Report Writer & GIS Specialist  
San Diego Natural History Museum



Enc: *Figure 1: Project map*

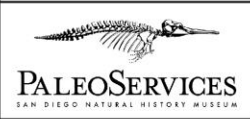
### Literature Cited

- City of Moreno Valley. 2006. City of Moreno Valley General Plan, Final Program Environmental Impact Report. Prepared by UCR Archaeological Research Unit. [http://www.moreno-valley.ca.us/city\\_hall/general-plan/06gpfinal/ieir/5\\_10-cultural-resources.pdf](http://www.moreno-valley.ca.us/city_hall/general-plan/06gpfinal/ieir/5_10-cultural-resources.pdf).
- County of Riverside. 2015. County of Riverside Environmental Impact Report No. 521, Public Review Draft. [https://planning.rctlma.org/Portals/14/genplan/general\\_plan\\_2015/DEIR%20521/04-09\\_CulturalAndPaleoResrcs.pdf](https://planning.rctlma.org/Portals/14/genplan/general_plan_2015/DEIR%20521/04-09_CulturalAndPaleoResrcs.pdf).
- LSA Associates, Inc. (LSA). 2014. Paleontological Mitigation Monitoring Report for the Aldi Distribution Center Project, City of Moreno Valley, Riverside County, California. Prepared by Sarah Rieboldt.
- Morton, D.M., and F.K. Miller. 2006. Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California. U.S. Geological Survey Open-File Report 2006-1217. Scale 1:100,000.
- San Diego Natural History Museum (SDNHM), unpublished paleontological collections data.
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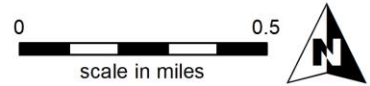


Sources: World Transportation, World Imagery, and Terrain Hillshade, Esri et al., 2020

-  Project boundary
-  1 mile radius buffer



**Figure 1: Project Map**  
 Moreno Valley Family Housing  
 City of Moreno Valley, Riverside County, California





# CITY OF MORENO VALLEY

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



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

January 27, 2021

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

**Prepared By**  
**TTG ENVIRONMENTAL & ASSOCIATES**  
Teresa Wilkinson  
8885 Rio San Diego Drive #237  
San Diego, CA 92108



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

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

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

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

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

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

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-



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

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

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>a) Project grading and development scheduling;</li> <li>b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</li> <li>c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ul>				

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

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

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>TCR-3</b>	<p>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>• 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:</li> <li>• 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.</li> <li>• On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</li> </ul>	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal representative and Project Archaeologist.		
<b>TCR-4</b>	<p>The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal</p>	Prior to issuance of the grading plan.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

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

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	Representatives to the site to assess the significance of the find.”				
<b>TCR-5</b>	If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
<b>TCR-6</b>	If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the County Coroner and Native American Heritage Commission.		

Attachment: Exhibit B - Mitigation Monitoring and Reporting Program, Moreno Valley 2 Dracaea Multi-

**VIA TELECONFERENCE ONLY**  
**PURSUANT TO COVID-19**  
**GOVERNOR EXECUTIVE ORDER N-29-20**

**NOTICE OF PUBLIC HEARING AND  
ENVIRONMENTAL NOTICE OF AVAILABILITY**

**NOTICE IS HEREBY GIVEN** that a teleconferenced Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the date and time set forth below:

**Date and Time:** March 11, 2021 at 7:00 p.m.  
**Location:** **VIA TELECONFERENCE ONLY**  
**Go to <http://morenovalleyca.igm2.com/Citizens/default.aspx> for instructions.**

**Item:** PEN20-0057 Plot Plan  
**Applicant:** Apollo IV Development Group  
**Property Owner:** Apollo IV Development Group  
**APN:** 263-132-016 and 263-132-017  
**Location:** 21644 Dracaea Avenue (west of Edgemont Street).  
**Proposal:** Applicant is requesting approval of a Plot Plan for construction of a forty-nine (49) unit multi-family apartment complex on 3.41 acres.  
**Council District:** 1

**Environmental Determination:** The project has been evaluated against the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines and staff has determined that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project.

The Draft Initial Study/Mitigated Negative Declaration is being circulated for public review by responsible and trustee agencies and other interested parties for a review period commencing February 19, 2021, through March 11, 2021. The documents can be obtained in electronic format via email by request. The final document may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday).

**PUBLIC TESTIMONY:** All interested parties will be provided an opportunity to submit oral testimony during the teleconferenced public hearing and/or provide written testimony during or prior to or at the teleconferenced public hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday).

**COVID-19 – IMPORTANT NOTICES:** Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order No. N-29-20, will be posted at <http://morenovalleyca.igm2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

**PLEASE NOTE:** The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

**GOVERNMENT CODE § 65009 NOTICE:** If you challenge any of the proposed actions taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to, the teleconferenced Public Hearing.

**ACCESSIBILITY:** 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 James Verdugo, ADA Coordinator, at (951) 413-3350 at least 48

the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**STAFF CONTACT:** If you have questions regarding this public hearing, please contact Julia Descoteaux, Associate Planner, by telephone at (951) 413-3209 or via email at [planning@moval.org](mailto:planning@moval.org).

	Press-Enterprise	February 19, 2021
<hr/>		
Patty Nevins	Newspaper	Date of Publication
Planning Official		
Community Development Department		

Attachment: Exhibit C - Notice of Intent to Adopt a Mitigated Negative Declaration / Newspaper Notice (4293 : Plot Plan for a 49-unit multi-family

## RESOLUTION NUMBER 2021-10

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN PEN20-0057 FOR THE APOLLO IV DRACAEA MULTI-FAMILY APARTMENT PROJECT LOCATED ON THE NORTH SIDE OF DRACAEA AVENUE WEST OF EDGEMONT STREET (APN'S 263-132-016 AND 263-132-017)

**WHEREAS**, the City of Moreno Valley ("City") is a general law city and a municipal corporation of the State of California; and

**WHEREAS**, Apollo IV Development Group., ("Developer") has filed an application for the approval of Plot Plan PEN20-0057 ("Application") for an 49-unit multi-family apartment complex, Apollo IV ("Project") located at 21644 Dracaea Avenue APN's 263-132-016 and 263-132-016 ("Site"); and

**WHEREAS**, Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code provides that the purpose of plot plans is to provide a mechanism by which all new construction of industrial, commercial or multiple-family residential can be reviewed when not subject to other discretionary review processes which have review authority over project design; and

**WHEREAS**, the Application has been evaluated in accordance with Section 9.02.070 (Plot Plan) of the Municipal Code with consideration given to the City's General Plan, Zoning Ordinance and other applicable laws and regulations; and

**WHEREAS**, Section 9.02.070 of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 ("Planning and Zoning") of the Municipal Code; and

**WHEREAS**, Staff has presented for the Planning Commission's consideration Conditions of Approval to be imposed upon Plot Plan PEN20-0057, which conditions have been deemed necessary to protect the public health, safety and welfare and ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code section 65905, a public hearing was scheduled for March 11, 2021, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Site; and



**WHEREAS**, on March 11, 2021, the public hearing to consider the Application was duly conducted by the Planning Commission at which time all interested persons were provided with an opportunity to testify and to present evidence; and

**WHEREAS**, consistent with the requirements of Section 9.02.070 (Plot Plan) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Plot Plan PEN20-0057, which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure the proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Municipal Code; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.070 of the Municipal Code and set forth herein could be made with respect to the proposed Project as conditioned by Conditions of Approval; and

**WHEREAS**, on March 11, 2021, in accordance with the provisions of the California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines,<sup>2</sup> the Planning Commission considered and recommended that the City Council approve Resolution 2021-09.

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

**Section 1. Recitals and Exhibits**

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

**Section 2. Notice**

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the proposed project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**Section 3. Evidence**

That the Planning Commission has considered all of the evidence submitted into the administrative record for the proposed Plot Plan, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of Plot Plan PEN20-0057 and all documents, records and references contained therein;
- (d) Conditions of Approval for Plot Plan PEN20-0057, attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

#### **Section 4. Findings**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving Plot Plan PEN20-0057:

- (a) The proposed project is consistent with the goals, objectives, policies and programs of the general plan;
- (b) The proposed project complies with all applicable zoning and other regulations;
- (c) The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- (d) The project conforms with any applicable provisions of any city redevelopment plan; and
- (e) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

#### **Section 5. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings set forth above, the Planning Commission hereby approves Plot Plan PEN20-0057 subject to the Conditions of Approval for Plot Plan PEN20-0057 attached hereto as Exhibit A.

#### **Section 6. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

#### **Section 7. Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive

legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 8.            Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

**Section 9.            Certification**

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

**PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Patricia Korzec, Chairperson

ATTEST:

\_\_\_\_\_  
Patty Nevins, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:  
Exhibit A: Conditions of Approval PEN20-0057

Attachment: Resolution No. 2021-10\_Plot Plan [Revision 3] (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

Exhibit A

CONDITIONS OF APPROVAL PEN20-0057

Attachment: Resolution No. 2021-10\_Plot Plan [Revision 3] (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

Page 1

CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL

Plot Plan (PEN20-0057)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. All landscaped areas shall be maintained by the property owner in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
3. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. ( MC 9.14.020)
4. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
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.

Special Conditions

6. The site has been approved for a forty-nine (49) unit multi-family apartment complex which includes a three story building with forty-two (42) units, six (6) duplex (townhome) units and one (1) managers unit, with required covered and uncovered parking and associated on and off-site improvements on approximately 3.41 acres. A change or modification shall require separate approval.

Prior to Building Permit

7. Prior to issuance of any building permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the building plans.
8. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan included in the Building Plan submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building (s) design. Trash enclosure areas shall include landscaping on three sides. (Fence and Wall or building design plans). (GP Objective 43.6, DG)

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9. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Municipal Code and Landscape Requirements.
  - a. Street trees shall be provided every 40 feet on center.
  - b. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
  - c. Drought tolerant landscape shall be used with sod limited to gathering areas.
  - d. Enhanced landscaping shall be provided at all driveway entries and street corner locations
  - e. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
  - f. Landscaping on three sides of any trash enclosure.
  - g. All site perimeter and parking lot landscape and irrigation shall be installed prior to building final.
10. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria : transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building (s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
11. 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)
12. 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)
13. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
14. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building plan submittal for Planning Division review and approval prior to the issuance of a building permit. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
15. Prior to issuance of building permits, screening details shall be addressed on the building plans for any proposed roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened below the parapet so as not to be visible from public view, and the screening shall be an integral part of the building.

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16. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
17. 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.
18. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress /egress locations of the project.
19. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the included in the Building Plan submittal for Planning Division for review and approval as follows:
  - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas (along the north property line).
  - b. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
  - c. Perimeter fences shall be designed, including height, placement and material based on the specific site and Municipal Code requirements, subject to the approval of the Planning Official.
20. 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 conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
  - a. The name (if applicable) and address of the development.
  - b. The developer's name, address, and a 24-hour emergency telephone number.
21. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

Building Division

22. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
23. 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.
24. Contact the Building Safety Division for permit application submittal requirements.
25. The proposed project will be subject to approval by the Box Springs Mutual Water Company and all applicable fees and charges shall be paid prior to permit issuance. Contact the water company at 951.653.6419 for specific details.
26. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m. (except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends

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- and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
27. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
  28. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
  29. 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.
  30. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
  31. 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 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
  32. The proposed project is subject to approval by the Edgemont Community Services District (for sewer services) and all applicable fees and charges shall be paid prior to permit issuance. Contact the Edgemont Community at (951)784-2632 for specific details.
  33. This project is subject to a separate onsite water and sewer plan review and permit issuance for any and all water and sewer services reflected on the approved grading plans. A separate construction plan drawing for the onsite water and sewer services on this site must be submitted to Building & Safety for plans review approvals and subsequent permit issuance. Construction of the proposed sewer and water systems must comply with California Plumbing Code standards and regulations.
  34. 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**

35. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
36. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
37. The angle of approach and departure for any means of Fire Department access shall not



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- exceed 1 ft. drop in 20 ft. (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
38. 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)
  39. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. ( CFC 501.3)
  40. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVL 440A-0 through MVL 440C-0)
  41. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)
  42. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
  43. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, 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.
  44. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
  45. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
  46. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  47. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
  48. 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])

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49. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
50. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
51. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
52. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
53. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
54. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
55. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. ( CFC 501.4)
56. Prior to issuance of Building Permits, plans for structural protection from vegetation fires shall be submitted to the Fire Prevention Bureau for review and approval. Measures shall include, but are not limited to: noncombustible barriers (cement or block walls), fuel modification zones, etc. (CFC Chapter 49)
57. Plans for private water mains supplying fire sprinkler systems and /or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
58. 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 B 105.1. 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)
59. 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[II])

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60. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
61. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
62. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. ( CFC 503.2.5)
63. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and /or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)
64. 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, 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**

65. 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.
66. 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 (including fiber optic cable), 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.

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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 electric distribution system.

67. 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.
68. 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**

69. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by 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.
70. 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]
71. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
72. 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.
  - 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

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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.

73. 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.
74. 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)]
75. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc.). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
76. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
77. The proposed private storm drain system shall connect to the existing storm drain in Dracaea Ave. A storm drain manhole shall be placed at the right -of-way line to mark the beginning of the publicly maintained portion of this storm drain.
78. 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. Rough grading w/ erosion control plan (prior to grading permit issuance);
  - b. Precise grading w/ erosion control plan (prior to grading permit issuance);
  - c. Public improvement plan (e.g., street/storm drain w/ striping, sewer/water, etc.) (prior to encroachment permit issuance);
  - d. Final drainage study (prior to grading plan approval);
  - e. Final WQMP (prior to grading plan approval); and
  - f. Legal documents (e.g., dedication(s), lot line adjustment, etc.) (prior to Building Permit Issuance); and
  - g. As-Built revision for all plans (prior to Occupancy release).

Prior to Grading Plan Approval

79. Resolution of all drainage issues shall be as approved by the City Engineer.
80. 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.
81. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.

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82. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of Bioretention. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
  - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
  - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
  - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
  - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
  - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
  - g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
83. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. 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.
  - 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.
84. 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.
85. 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.
86. The developer shall pay all remaining plan check fees.
87. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin

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(one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

88. 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.

Prior to Grading Permit

89. 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)]
90. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and /or public utility easements as may be relevant to the project.
91. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
92. Security, in the form of a cash deposit (preferable), bond 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)]
93. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
94. The developer shall pay all applicable inspection fees.

Prior to Improvement Plan Approval

95. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
96. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
97. 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.
98. 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]
99. 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.

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100. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. Pavement core samples of existing pavement shall be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer shall be required to perform a full street-width two (2) inch grind and rubberize asphalt overlay along the project's frontage, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard; additional signing & striping maybe be required to accommodate increased traffic imposed by the development, etc.
101. 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

102. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
103. All applicable inspection fees shall be paid.
104. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
105. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

106. 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.
107. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
108. For non-subdivision projects, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.
109. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
110. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and /or repaired. The applicant shall post



**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

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security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

111. 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).
112. Prior to Building Permit Issuance, an access easement shall be required within APNs 263-112-001 and 263-11-016 where the cul-de-sac of Lancaster Lane meets with the project's northerly boundary.
113. Prior to Building Permit Issuance, a lot line adjustment with the intention of eliminating the common lot line between APNs 263-132-016 and 263-132-017 shall be recorded with the County.
114. Prior to Building Permit Issuance, the developer shall dedicate 13' of right-of-way on Dracaea Avenue along the project frontage.

Prior to Occupancy

115. All outstanding fees shall be paid.
116. 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.
117. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
118. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. 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. 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 Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
    - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
  - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
119. 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,

**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

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- cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), 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. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
120. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right -of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.
121. 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.
122. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non -structural BMPs described in the approved final project-specific WQMP; and
  - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
  - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

123. This project is conditioned for a proposed district 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 outlined 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

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- 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](mailto:specialdistricts@moval.org) when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 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.
- The financial option selected shall be in place prior to the issuance of the first certificate of occupancy for the project.
124. Commercial (BP) 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 continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on -site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. 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.)
125. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) 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. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. 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.)
126. This project is located within the Edgemont Community Services District (ECSD) for streetlight services. Coordination of streetlight funding requirements should be made with the Edgemont Community Services District at Edgemont Community Services District, P. O. Box 5436, Riverside, CA 92514. Phone: 951.784.2411. The Developer must submit an acknowledgement from ECSD confirming ECSD has accepted all street lights required to be installed by this project into its system for ongoing maintenance. The acknowledgement should be emailed to [SDAdmin@moval.org](mailto:SDAdmin@moval.org). This condition must be fully satisfied prior to issuance of the 1<sup>st</sup> Certificate of Occupancy.
127. MAJOR INFRASTRUCTURE FINANCING DISTRICT. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to

**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

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thoroughfares, bridges, and certain flood control 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 or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and /or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org 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 minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution.

128. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit. Upon the issuance of building permits, the Zone A tax will be assessed based on the dwelling units.
129. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services). All assessable parcels therein shall be subject to the annual parcel tax for Zone A for operations and capital improvements.
130. **PARKS MAINTENANCE FUNDING.** Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and or retrofit of parks, open spaces, linear parks, and/or trails systems, and programs.  
This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.  
Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation. The Developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to satisfy this condition.

Transportation Engineering Division

131. All project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVS-111A~C-0 for residential driveway approaches.
132. Prior to final approval of any landscaping or monument sign plans, the project plans shall

**CONDITIONS OF APPROVAL**

Plot Plan (PEN20-0057)

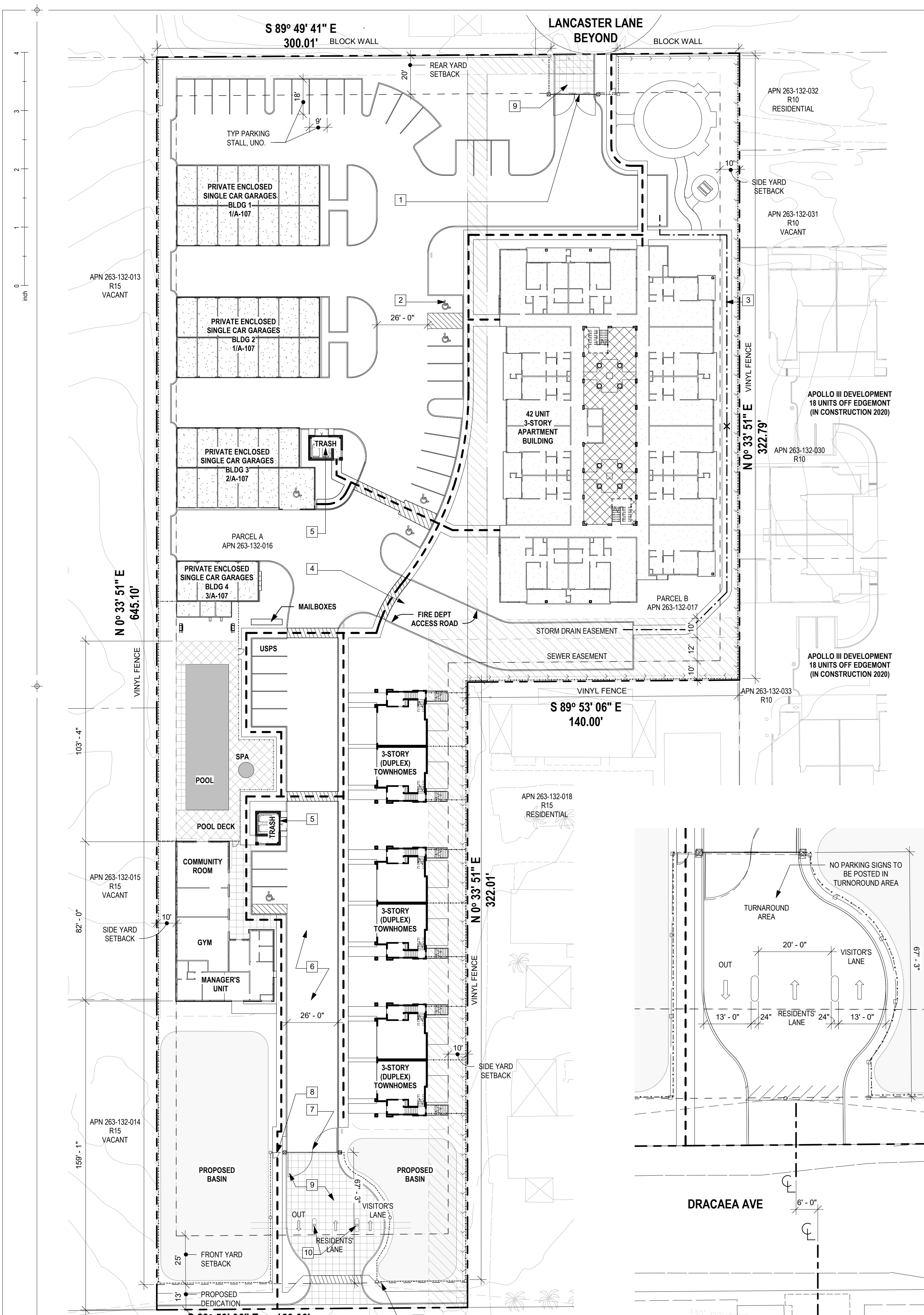
Page 17

demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVS1-164A, B, C-0.

133. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVS1-164 A, B, C-0 at the time of preparation of final grading, landscape, and street improvement plans.
134. Proposed gate for the project driveway on Dracaea Avenue shall meet the following requirements:
- Gate shall be set backed at a minimum of 60 feet from the property line.
  - A storage lane with a minimum length of 60' shall be provided for vehicle queuing in front of the gate.
  - A second storage lane for visitors to stop and use a call box (or other device) for permission to enter the site.
  - Signing and striping in front of the gate.
  - A turnaround area for vehicles in front of the gate.
  - No Parking signs posted in the turnaround area.
  - A separate pedestrian entry.
  - Presence loop detectors (or another device) within 1 to 2 feet of the gate that ensures that the gate remain open while any vehicle is in the queue.
135. Driveway access on Lancaster Lane will be restricted to emergency vehicles only. Installation of advisory signage is required.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

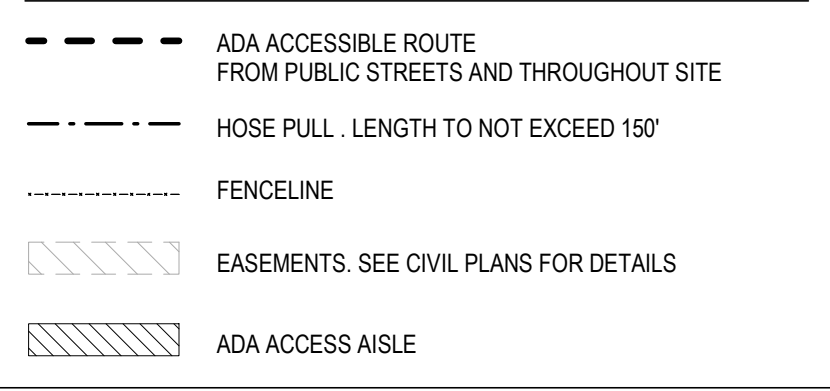
136. This project is subject to current Quimby Fees.



SITE PLAN NOTES

- 1 FIRE DEPARTMENT ACCESS ONLY. PROVIDE SWING GATE WITH KNOX BOX. GATES SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN.
2 TYPICAL ADA COMPLIANT SPACES. ADA PARKING SPACES ARE DISTRIBUTED THROUGHOUT SITE
3 FIRE DEPARTMENT ACCESS TO REAR OF BUILDING.
4 24' WIDE FIRE DEPARTMENT ACCESS ROAD
5 TRASH ENCLOSURES. (2) TOTAL PER PLAN ON SHEET A-107.
6 NEW PRIVATE STREET THROUGHOUT SITE, FROM DRACAEA TO LANCASTER LANE
7 INGRESS/EGRESS GATES. GATES TO HAVE CARD/KEYPAD ACTIVATION AND AUTOMATIC CLOSERS. LOOP DETECTORS, OR ANOTHER DEVICE, SHALL BE INSTALLED WITHIN 1 TO 2 FEET OF THE GATE THAT ENSURES THE GATE TO REMAIN OPEN WHILE ANY VEHICLE IS IN THE QUEUE. GATE SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN. SIGNAGE AND STRIPING TO BE PROVIDED IN FRONT OF GATE PER CITY STANDARDS.
8 GATED PEDESTRIAN ENTRY. GATE TO HAVE CARD/KEYPAD ACTIVATION.
9 INTEGRALLY COLORED STAMPED CONCRETE, COLOR TO BE DAVIS BROWN
10 CARD/KEYPAD AND CALLBOX TO BE PROVIDED AT BOTH VISITOR AND RESIDENT LANES.
11 PROVIDE ADDRESS NUMBERS ON SIGNAGE ATTACHED TO FENCE

SITE LEGEND



VICINITY MAP

AREA CALCULATIONS

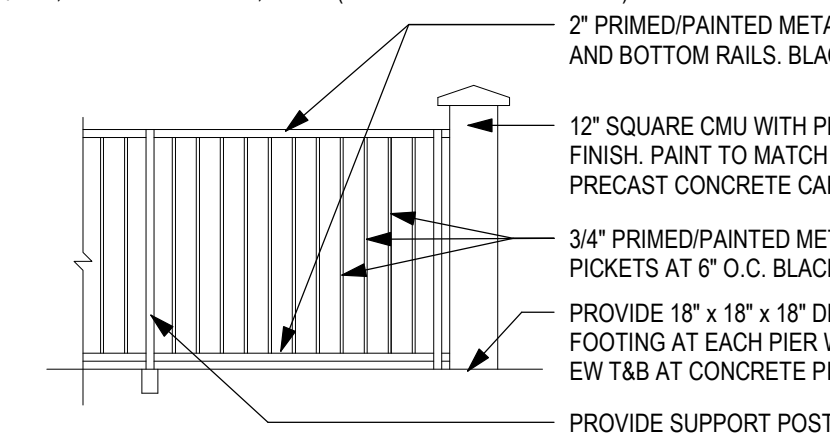
3-STORY APARTMENT BUILDING: R-2 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, S13R. I = [FIP - 0.25] / W30. I = [573.167 / 759.33 - 0.25] / 30.30 = 0.5. Aa = [Aa + (Ns x I)] x Sa. Aa = [7,000 SF + (7,000 SF x 0.5)] x 2. Aa = 21,000 SF.

Table with columns: ENCLOSED, EXTERIOR, TOTAL. Rows for AREA 1 through AREA 5.

DUPLX TOWNHOUSES: R-3 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NFPA 13D. Aa = UNLIMITED

MANAGER/COMMUNITY: R-3 & A-3 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NS. Aa = 6,000 > PROPOSED 3,017 SF

GARAGE BUILDINGS: S-2 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NS. Aa = 13,500 > PROPOSED 9,826 SF (ALL BUILDINGS TOGETHER)



SITE ENTRY

Scale: 1/16" = 1'-0"

SCOPE OF WORK

THE EXISTING SITE IS COMPRISED OF TWO VACANT, NEVER DEVELOPED, PARCELS TOTALING 3.41 ACRES. ACCESS FROM DRACAEA AVENUE ON THE SOUTH END OF THE SITE AND LANCASTER LANE ON THE NORTH END OF THE SITE. THE PROJECT IS COMPLETELY PRIVATELY FUNDED. THE PROPOSED DEVELOPMENT IS TO CONSIST OF THE FOLLOWING: (4) UNIT, THREE STORY APARTMENT BUILDING WITH AN INTERIOR COURTYARD CONFIGURATION. (6) UNIT THREE STORY TOWNHOME/APARTMENT UNITS. (1) MANAGER'S SINGLE STORY APARTMENT UNIT WITH ATTACHED OFFICE SPACE (FOR APARTMENT RENTALS), COMMUNITY ROOM AND GYM. (4) ENCLOSED SINGLE CAR GARAGES. A POOL, SPA, AND VARIOUS OUTDOOR SPACES FOR RESIDENTS' USE. ON-SITE PARKING. ON-SITE RETENTION BASINS, OPEN-SPACE AND LANDSCAPED AREAS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: THE WESTERLY RECTANGULAR 160 FEET OF LOT 25A OF EDGEMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: LOT 25A OF EDGEMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE WESTERLY 160 FEET THEREOF. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 25A ON THE NORTHERLY LINE OF DRACAEA AVENUE; THENCE WESTERLY ON THE NORTHERLY LINE OF DRACAEA AVENUE, 140 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 322 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 140 FEET; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID LOT 322 FEET TO THE POINT OF BEGINNING.

PARCEL B2: AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTHERLY 13.78 FEET OF LOT 8 OF CLARKE EDGEMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE WESTERLY 195 FEET THEREOF. APN: 263-132-016, 263-132-017

AREA CALCULATIONS

Table with columns: GROSS SITE AREA, GROSS BUILDING AREA, BUILDING COVERAGE, COMMON OPEN SPACE, PRIVATE OPEN SPACE, TOTAL LANDSCAPE COVERAGE.

BUILDING COVERAGE: 30,075 SF (20.27%) < 40%, THEREFORE OK. COMMON OPEN SPACE: APPROX. 16,000 SF > 49x300 = 14,700 SF. THEREFORE OK INCLUDES: SWIMMING POOL AND SPA, GYM, MULTI-PURPOSE ROOM, ACTIVITY ROOM, REC AREA, AND COURTYARD.

PRIVATE OPEN SPACE: 3-STORY BUILDING: (14) PRIVATE PATIOS @ 150 SF EA 2,100 SF. (28) PRIVATE BALCONIES @ 100 SF EA 2,800 SF. DUPLX: (6) PRIVATE PATIOS @ 150 SF EA 900 SF. MANAGER'S UNIT: (1) PRIVATE PATIOS @ 150 SF EA 150 SF. 5,950 SF. TOTAL LANDSCAPE COVERAGE: 57,700 SF (38.9%) > 35%, THEREFORE OK.

PARKING REQUIRED

3-STORY BUILDING: (30) 1-BEDROOM UNIT @ 1.5 PER UNIT (1 COVERED) (12) 2-BEDROOM UNIT @ 2 PER UNIT (1 COVERED) GUESTS: 0.25 SPACES PER UNIT. 42 COVERED SPACES 27 PARKING SPACES 10.5 GUEST SPACES. 6 2-CAR GARAGES. 2 COVERED 0.25 GUEST. MANAGER'S UNIT: (1) LIVE WORK UNIT @ 2 PER UNIT (COVERED) GUESTS: 0.25 SPACES PER UNIT. 2 COVERED 0.25 GUEST.

TOTAL REQUIRED: 44 COVERED SPACES 27 PARKING SPACES 11 GUEST SPACES 82 TOTAL + (6) 2-CAR GARAGES. NOTE: (5) ACCESSIBLE PARKING SPACES REQUIRED.



SITE FENCE ALONG DRACAEA AVENUE

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

SHEET INDEX

Table listing architectural sheets: A-001 SITE PLAN, A-101 APARTMENT BUILDING FIRST FLOOR, A-102 APARTMENT BUILDING SECOND FLOOR, A-103 APARTMENT BUILDING THIRD FLOOR, A-104 APARTMENT BUILDING ROOF PLAN, A-105 TOWNHOUSE PLANS, A-106 MANAGER/COMMUNITY BUILDING PLANS, A-107 GARAGE BUILDING PLANS, A-200 APARTMENT BUILDING ELEVATIONS, A-201 APARTMENT BUILDING COURTYARD ELEVATIONS, A-202 APARTMENT BUILDING RENDERED ELEVATIONS, A-203 TOWNHOUSE ELEVATIONS, A-204 TOWNHOUSE RENDERED ELEVATIONS, A-205 MANAGER/COMMUNITY & GARAGE ELEVATIONS, A-206 MANAGER/COMMUNITY RENDERED ELEVATIONS, A-301 APARTMENT BUILDING SECTIONS, A-302 TOWNHOUSE SECTIONS, A-303 MANAGER/COMMUNITY & GARAGE SECTIONS.

DESIGN INFORMATION

OWNER: APOLLO IV DEVELOPMENT GROUP, LLC CONTACT: CHINTU PATEL CHINTUPATEL@GMAIL.COM M: (760) 855-8347. ARCHITECT: NOAA GROUP 4950 N. HARBOR DR., SUITE 201 SAN DIEGO, CA 92106 CONTACT: JOE HOLASEK JCH@NOAAGROUP.COM O: (619) 297-8066 x13 M: (619) 507-1001. CIVIL: MASSON & ASSOCIATES, INC 200 E. WASHINGTON AVE., SUITE 200 ESCONDIDO, CA 92025 CONTACT: ROB D'AMARO ROBDDAMARO@MASSON-ASSOC.COM M: (760) 741-3570 x104 O: (760) 473-7832. LANDSCAPE: DAEDALUS DESIGN GROUP 2725 JEFFERSON ST., SUITE 158 CARLSBAD, CA 92008 CONTACT: JEFFREY SMITH JEFF@DDGLA.COM O: (760) 720-9337.

SITE ADDRESS

21644 DRACAEA AVE MORENO VALLEY, CA 92553

ASSESSORS PARCEL NO.

263-132-016 263-132-017

BUILDING HEIGHT

APARTMENT BUILDING: 35' TOWNHOUSES: 35' MANAGER/COMMUNITY BUILDING: 17'

STORIES

APARTMENT BUILDING: 3 STORIES TOWNHOUSES: 3 STORIES MANAGER/COMMUNITY BUILDING: 1 STORY

OCCUPANCY

APARTMENTS: R-2 TOWNHOUSES: R-3 MANAGER/COMMUNITY: R-3 & A-3 (SEPARATED OCCUPANCIES) GARAGES: U

EXISTING LAND USE / ZONING

LAND USE: VACANT ZONING: R-15 MULTI-FAMILY

CONSTRUCTION TYPE

APARTMENT BUILDING: V-B, S13R TOWNHOUSES: V-B, 13D MANAGER/COMMUNITY BUILDING: V-B, NS GARAGES: V-B, NS

F.A.R.

0.75 ALLOWABLE 0.35 PROVIDED

FEMA FLOOD ZONE

ZONE 'X' MINIMAL FLOOD HAZARD

SCHOOL DISTRICT

MORENO VALLEY UNIFIED

UTILITY PURVEYORS

WATER: BOX SPRINGS MUTUAL WATER CO. SEWER: EDGEMONT COMMUNITY SERVICES DISTRICT GAS: SoCalGas ELECTRICITY: MORENO VALLEY ELECTRIC UTILITY

UNIT BREAKDOWN

(1) 3-STORY BUILDING: FIRST FLOOR: (10) 1-BEDROOM UNIT @ 742 SF (4) 2-BEDROOM UNIT @ 1,016 SF SECOND FLOOR: (10) 1-BEDROOM UNIT @ 742 SF (4) 2-BEDROOM UNIT @ 1,016 SF THIRD FLOOR: (10) 1-BEDROOM UNIT @ 742 SF (4) 2-BEDROOM UNIT @ 1,016 SF TOTAL: (30) 1-BEDROOM UNITS (12) 2-BEDROOM UNITS (3) DUPLX: (2) 2-BEDROOM DUPLX UNITS @ 2,002 SF TOTAL: (6) 2-BEDROOM DUPLX UNITS (1) MANAGER: (1) MANAGER UNIT @ 680 SF TOTAL UNITS ON SITE: 49 UNITS

Table with columns: NO, DATE, ISSUE. Includes revision schedule for Project No. and Project Number.

SITE PLAN Scale: As indicated Sheet No: A-001 2/17/2021 3:50:52 PM Packet Pg. 278



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

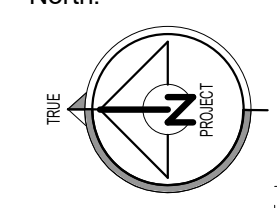
NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Design  
Checked: \_\_\_\_\_ Check  
Revision: \_\_\_\_\_  
Sheet Name:

**APARTMENT BUILDING FIRST FLOOR**

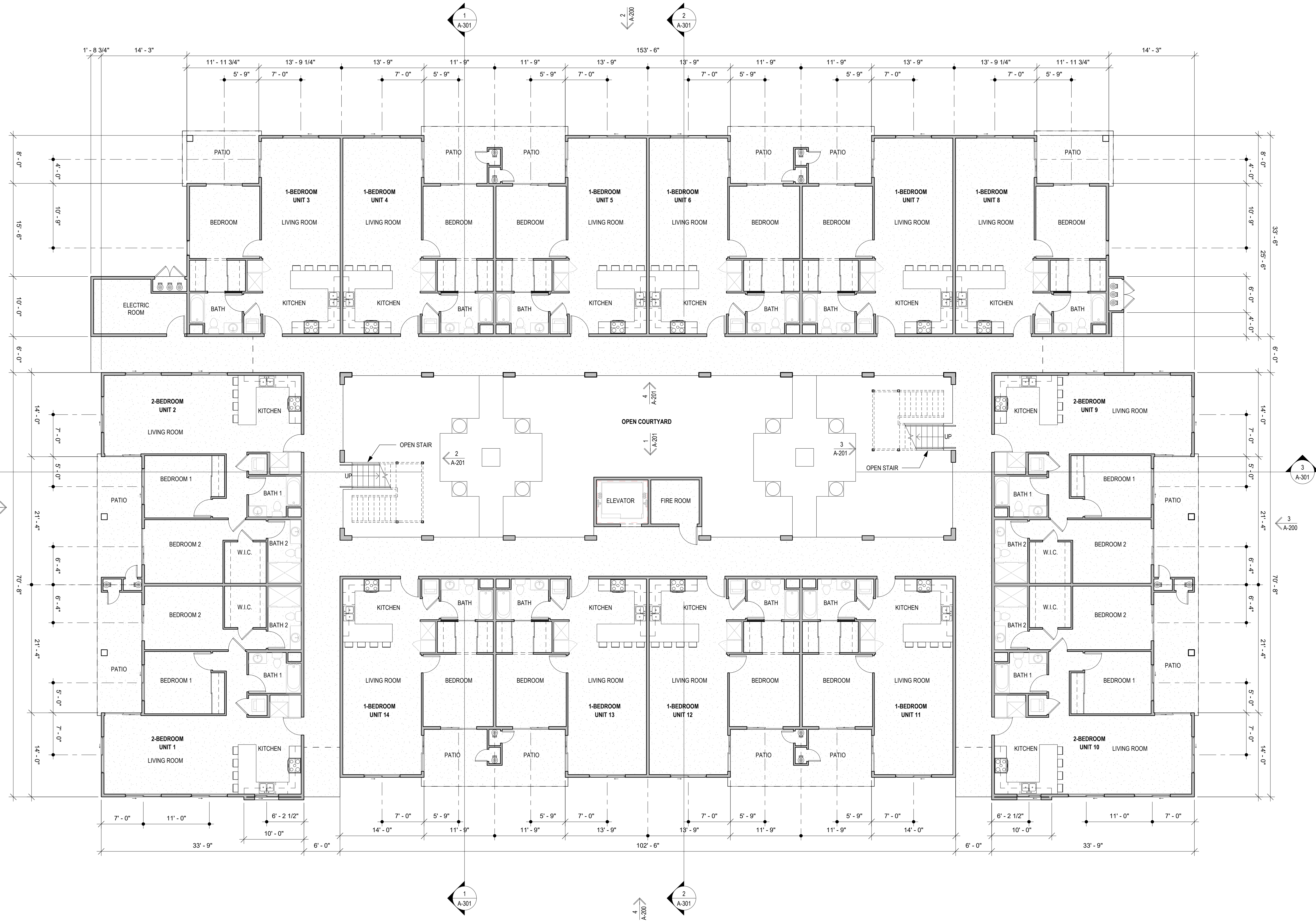
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**A-101**

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**1 APARTMENT BUILDING FIRST FLOOR**  
Scale: 1/8" = 1'-0"



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

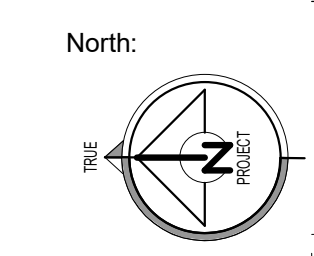
NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE	
Project No:	Project Number
Project Start Date:	Issue Date
Drawn:	Designer
Checked:	Checker
Revision:	
Sheet Name:	

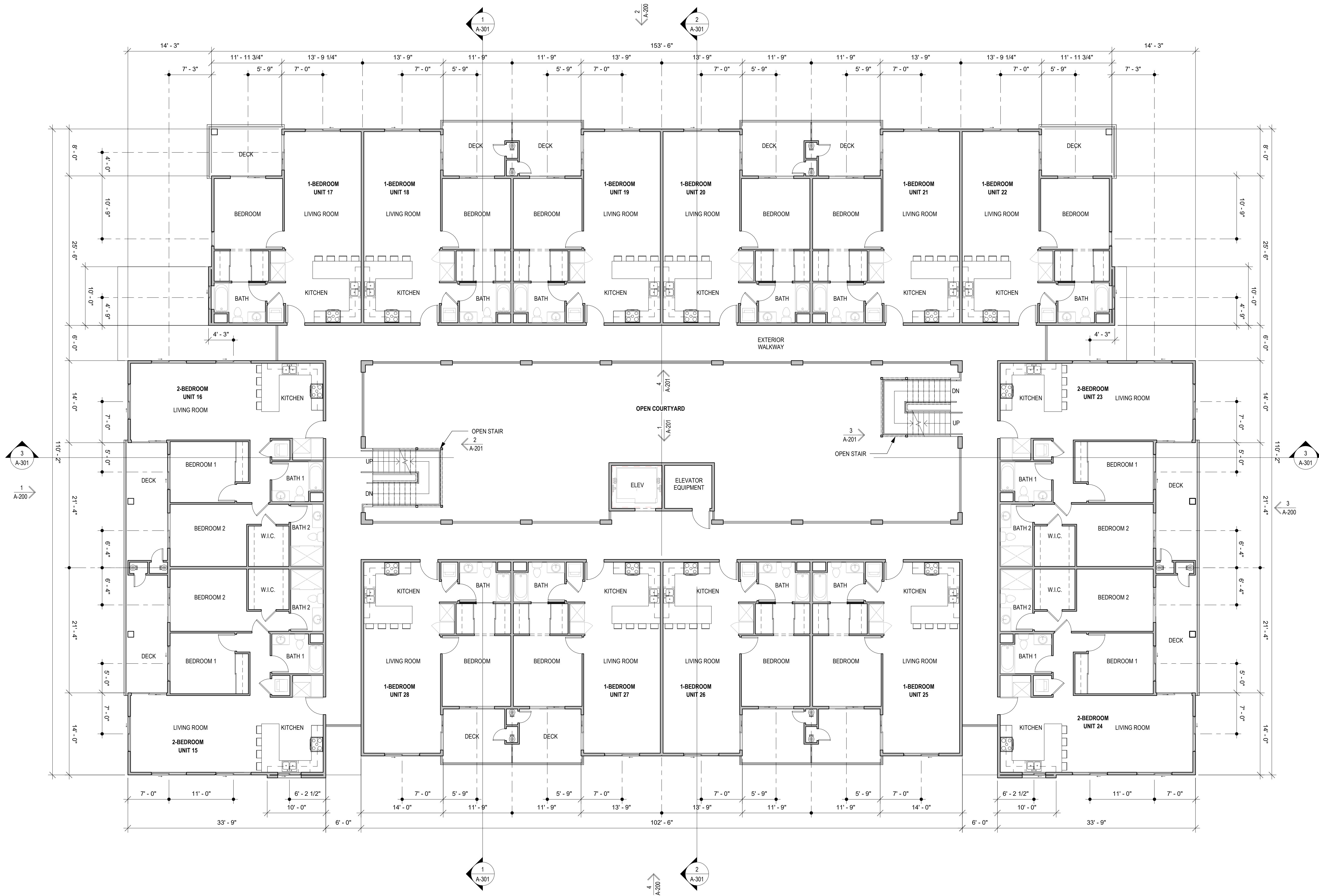
**APARTMENT BUILDING SECOND FLOOR**

Scale: 1/8" = 1'-0"  
Sheet No:



**A-102**

2/17/2021 3:51:00 PM  
Packet Pg. 280



**1 APARTMENT BUILDING SECOND FLOOR**  
Scale: 1/8" = 1'-0"

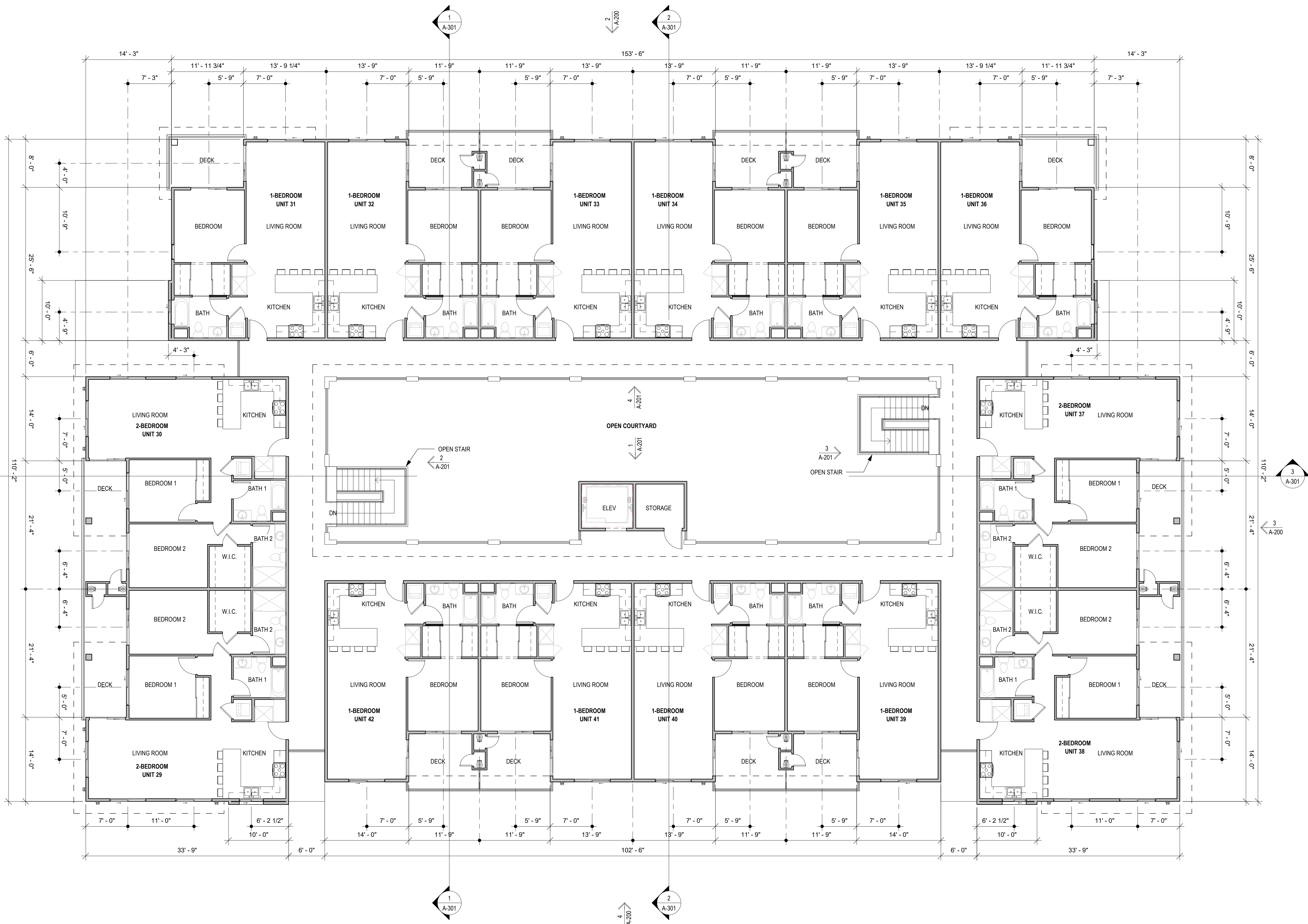




DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

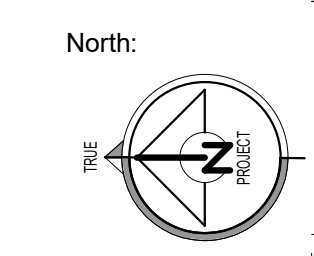


NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE	
Project No:	Project Number
Project Start Date:	Issue Date
Drawn:	Design
Checked:	Check
Revision:	
Sheet Name:	

**APARTMENT BUILDING  
THIRD FLOOR**

Scale: 1/8" = 1'-0"  
Sheet No:



**A-103**



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

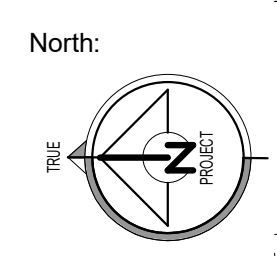
Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

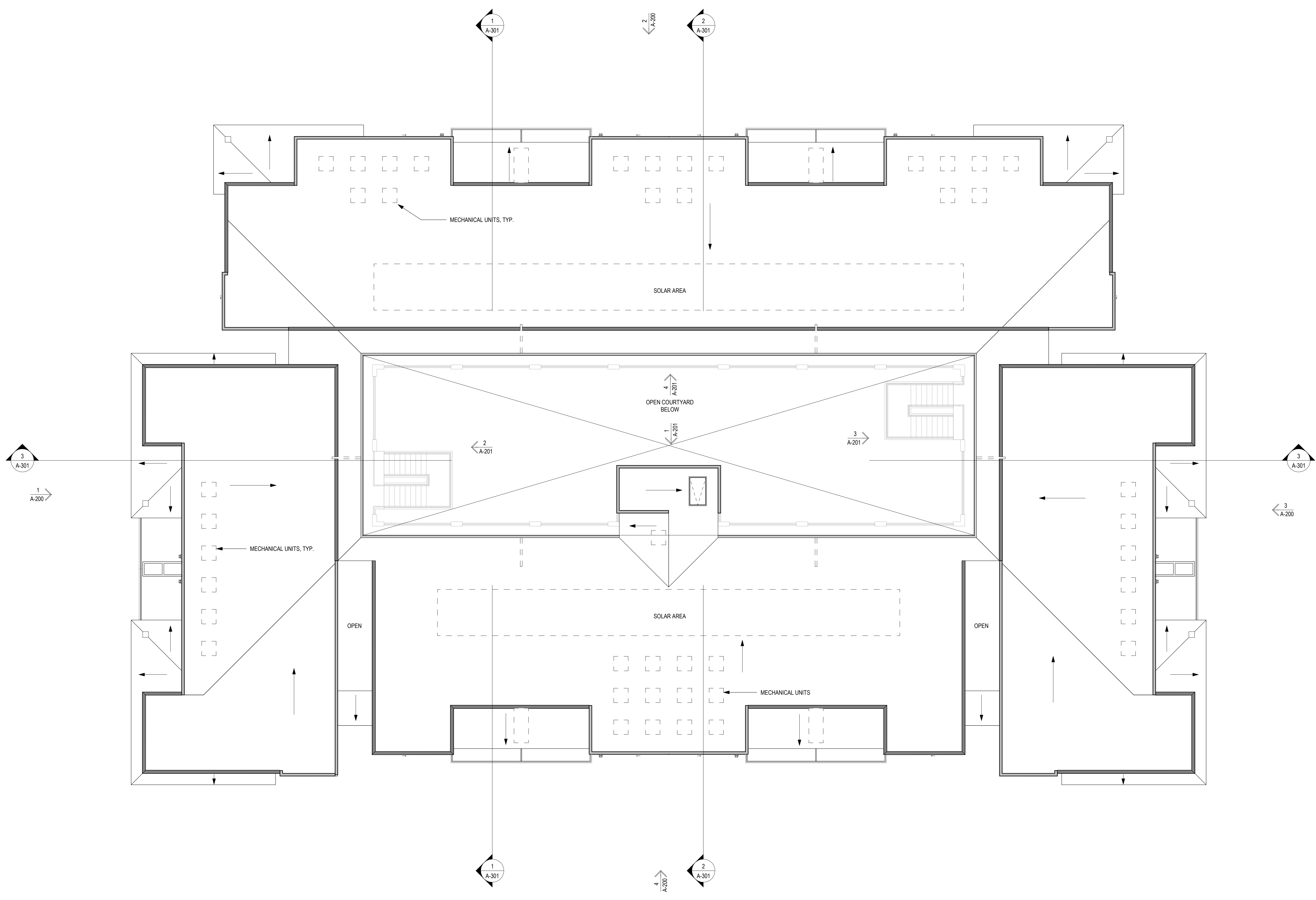
**APARTMENT BUILDING ROOF PLAN**

Scale: 1/8" = 1'-0"  
Sheet No:



**A-104**

2/17/2021 3:51:06 PM  
Packet Pg. 282



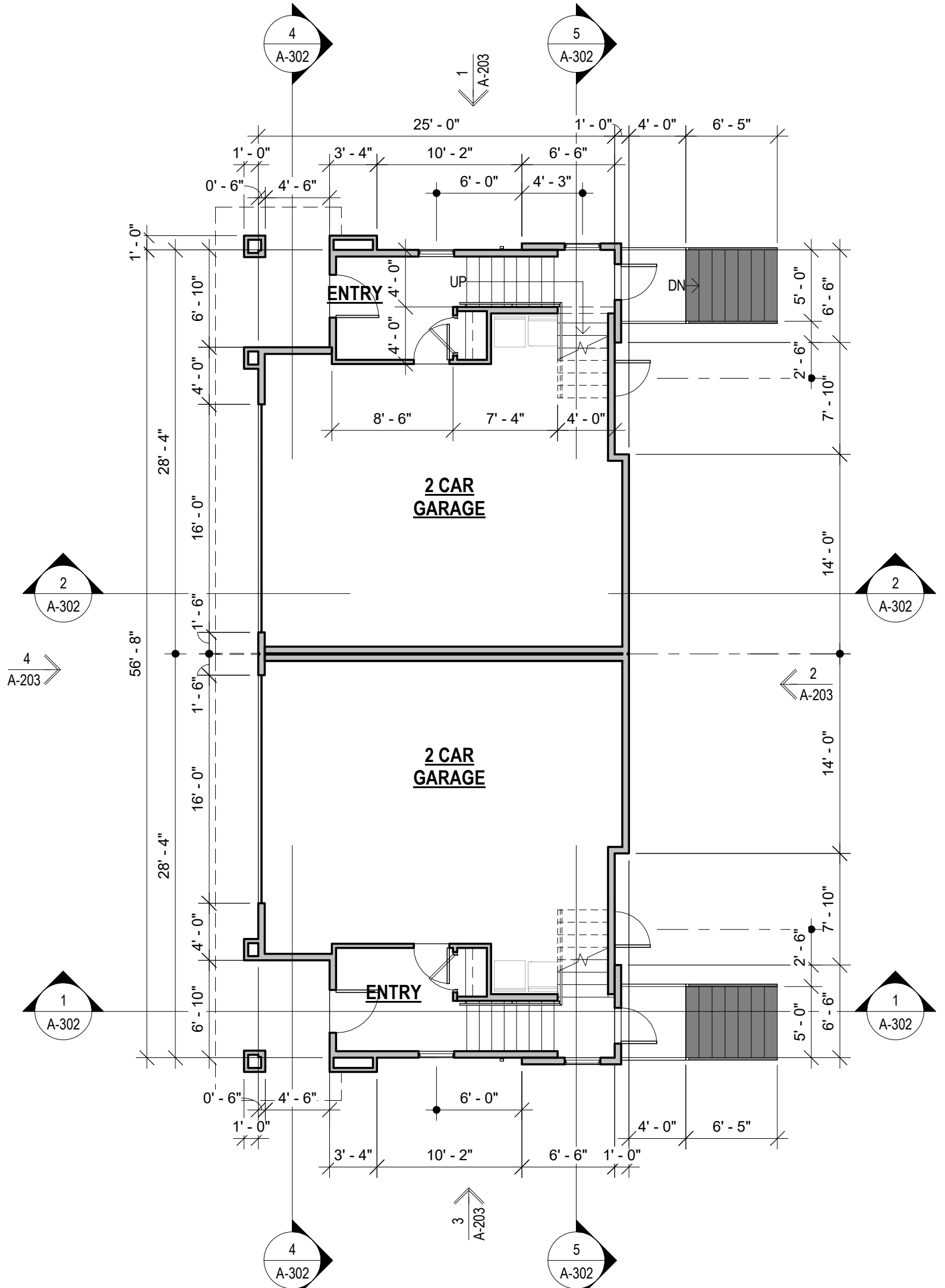
**1 APARTMENT BUILDING ROOF PLAN**  
Scale: 1/8" = 1'-0"



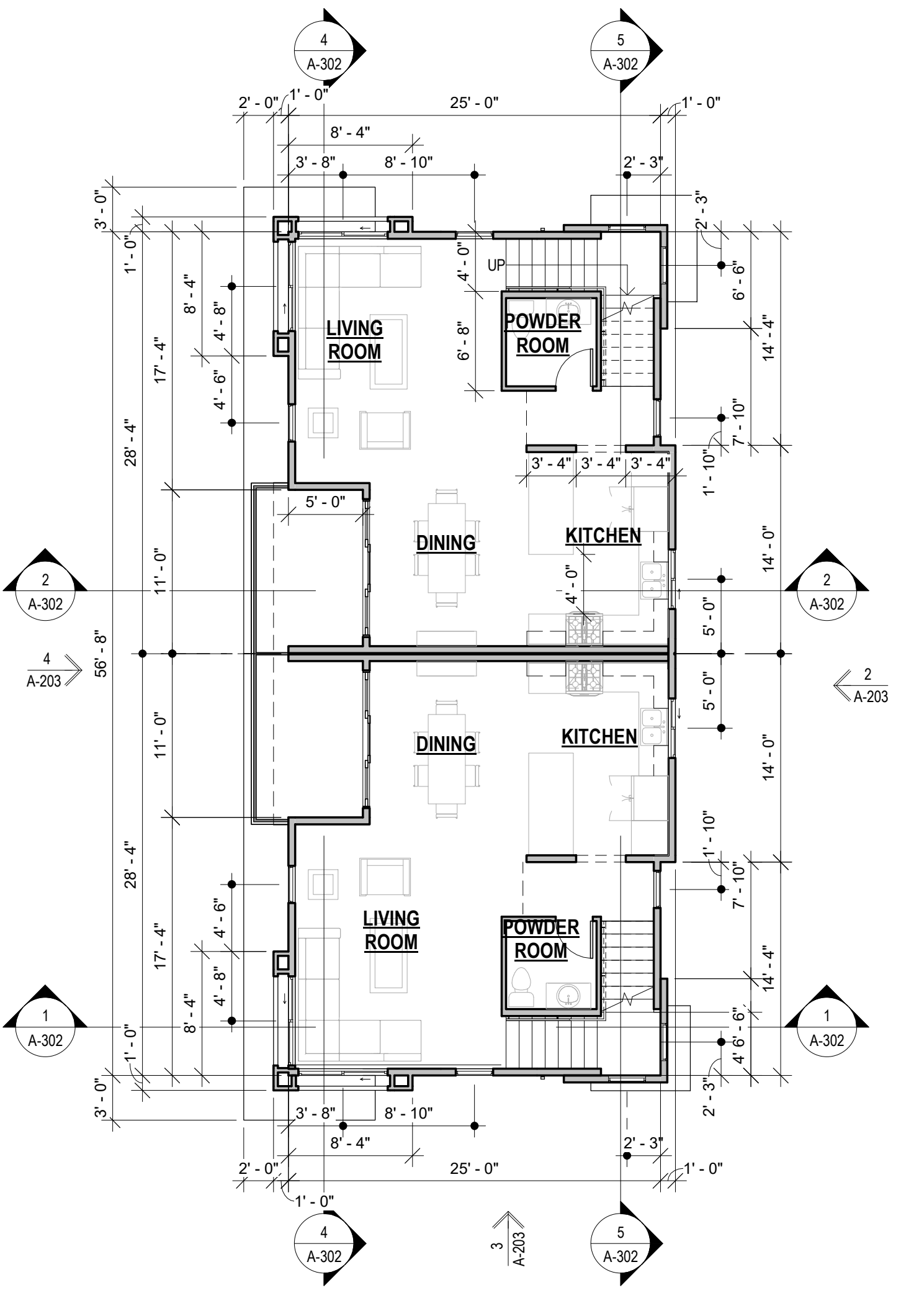
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

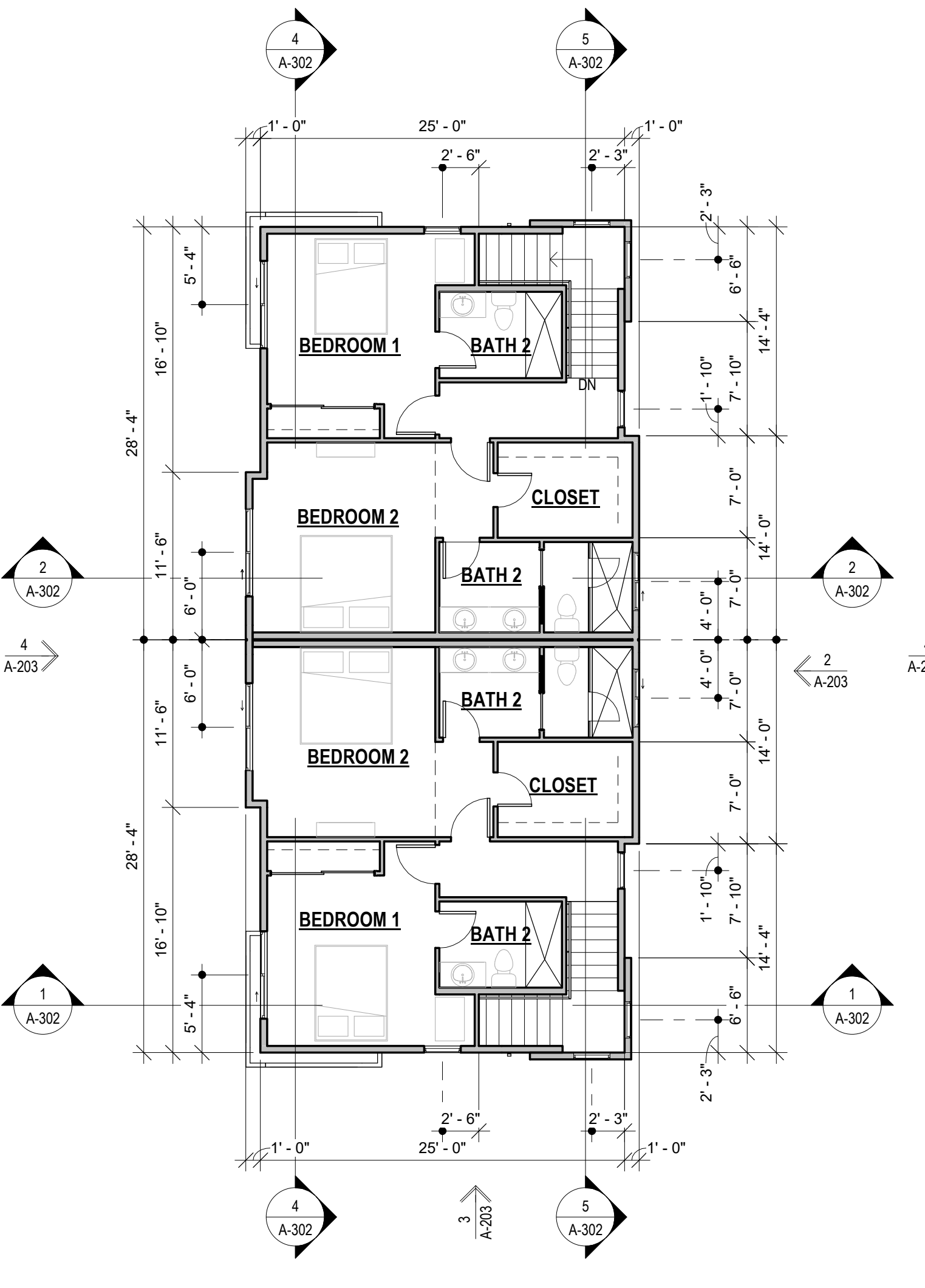
Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



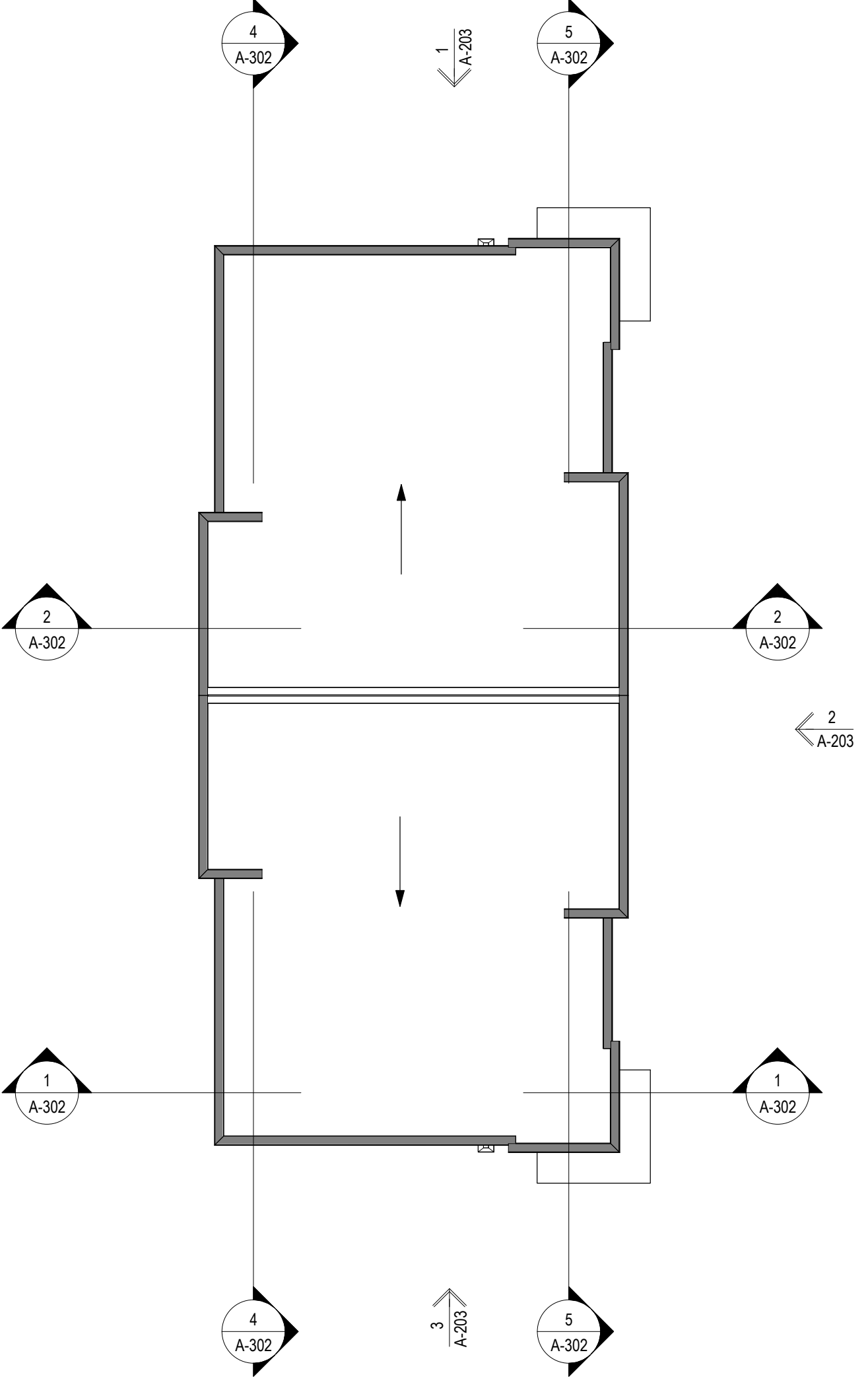
**1 TOWNHOUSE FIRST FLOOR**  
Scale: 1/8" = 1'-0"



**2 TOWNHOUSE SECOND FLOOR**  
Scale: 1/8" = 1'-0"



**3 TOWNHOUSE THIRD FLOOR**  
Scale: 1/8" = 1'-0"



**4 TOWNHOUSE ROOF PLAN**  
Scale: 1/8" = 1'-0"

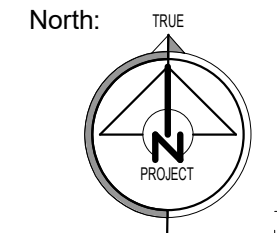
NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

**TOWNHOUSE PLANS**

Scale: 1/8" = 1'-0"  
Sheet No:



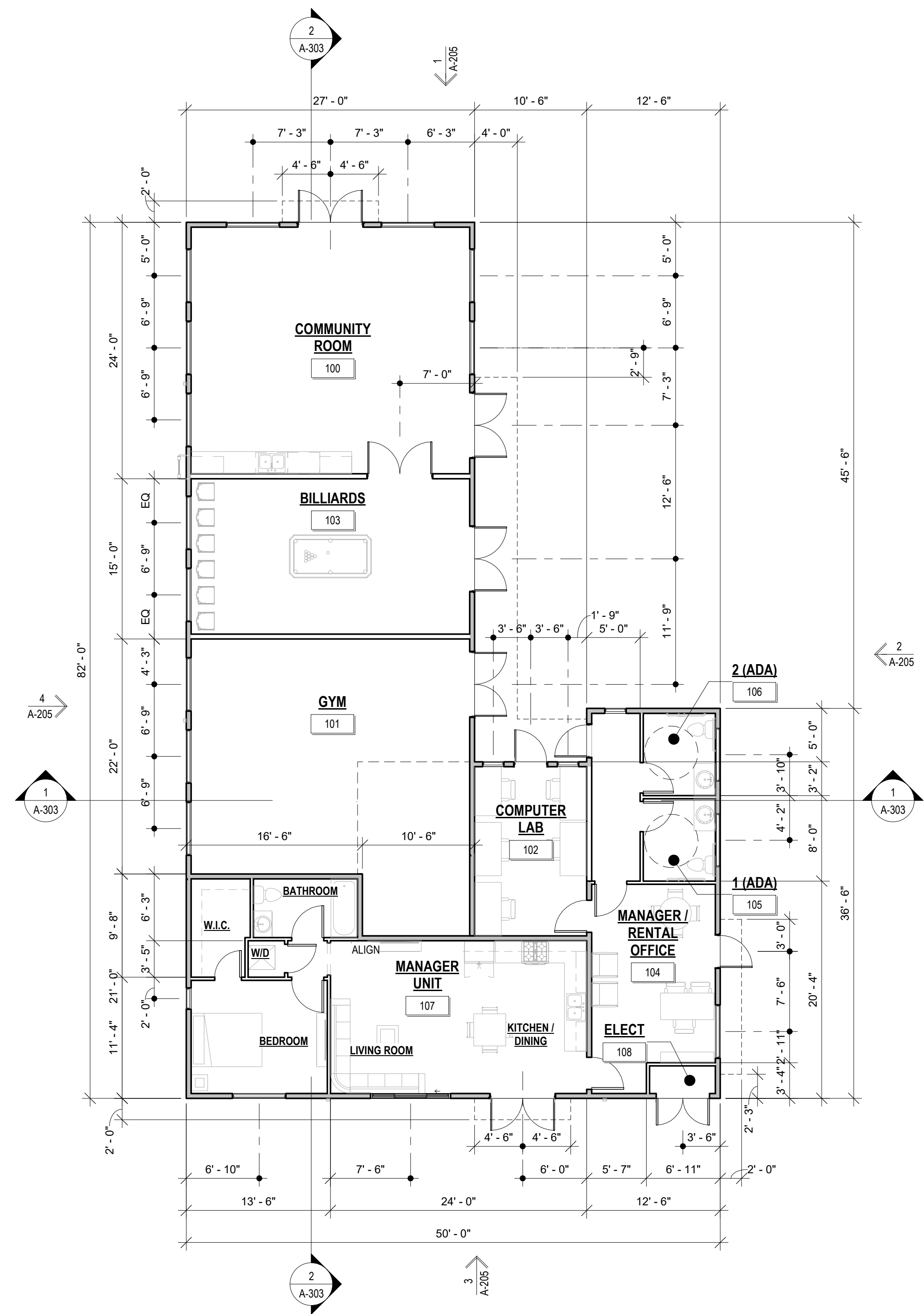
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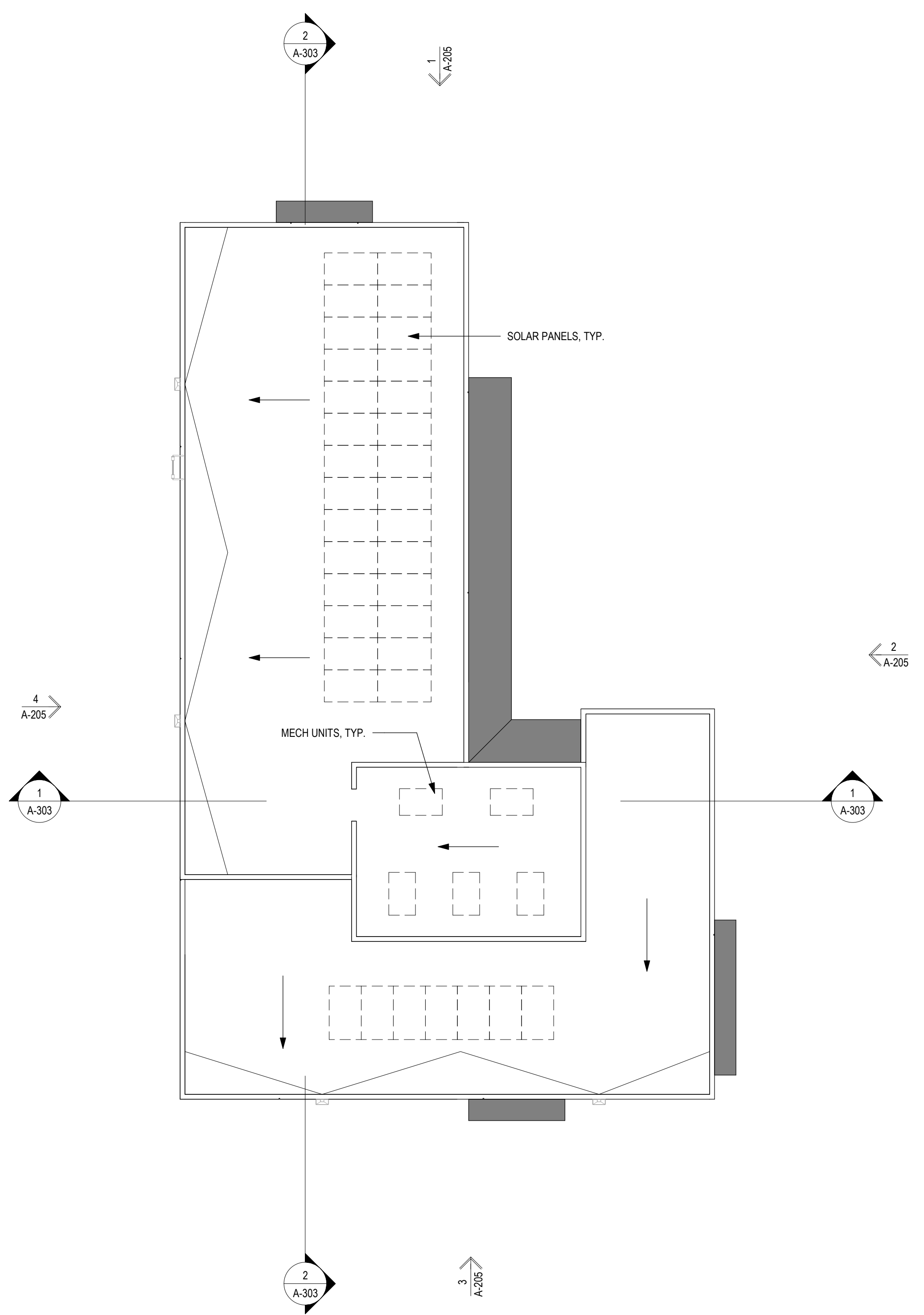
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



**1** MANAGER / COMMUNITY FLOOR PLAN  
Scale: 1/8" = 1'-0"



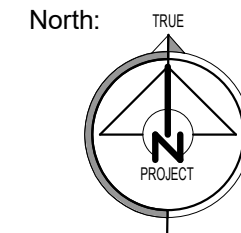
**2** MANAGER / COMMUNITY ROOF PLAN  
Scale: 1/8" = 1'-0"

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

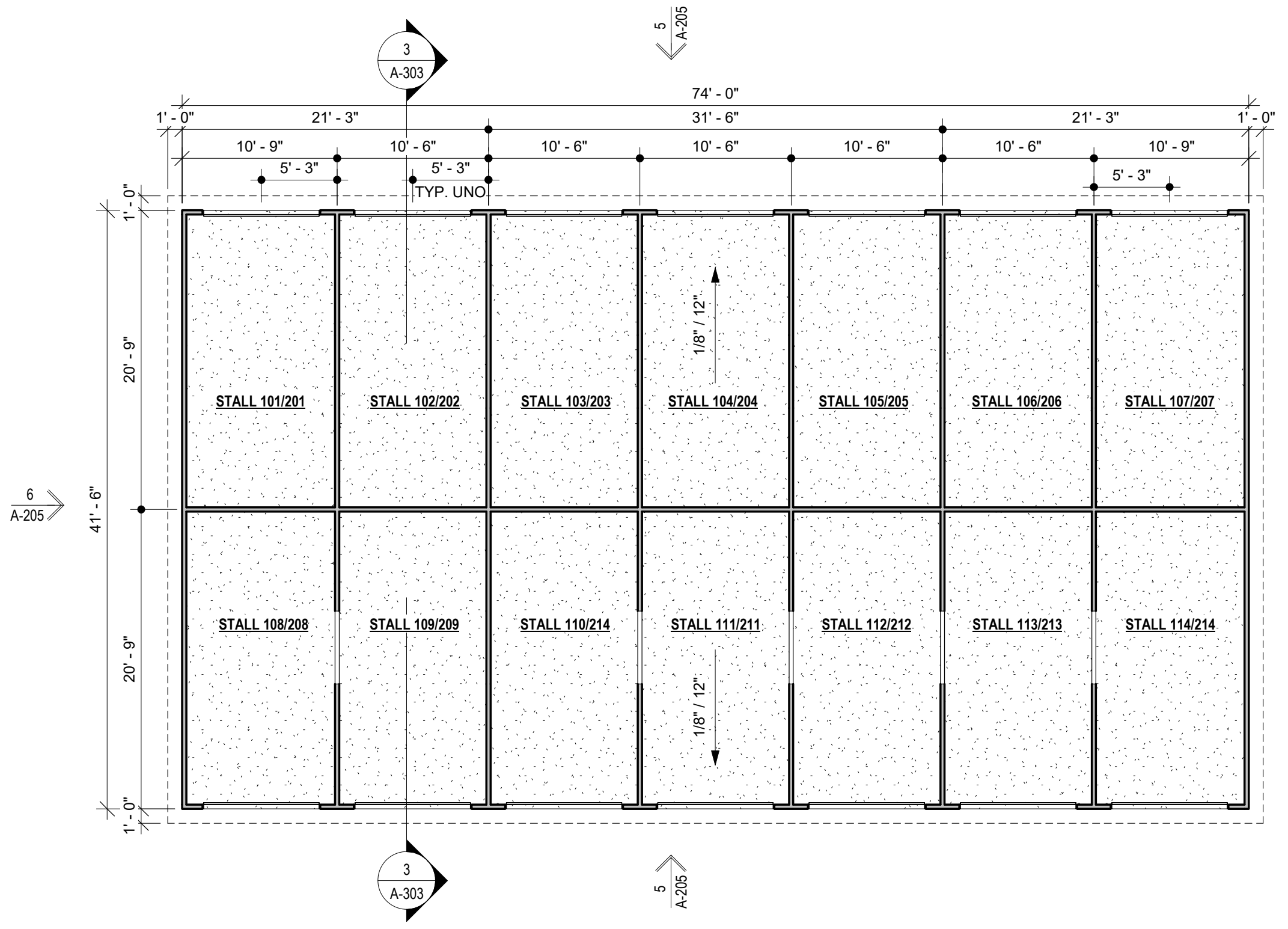
Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Design  
Checked: \_\_\_\_\_ Check  
Revision: \_\_\_\_\_  
Sheet Name:

**MANAGER / COMMUNITY BUILDING PLANS**

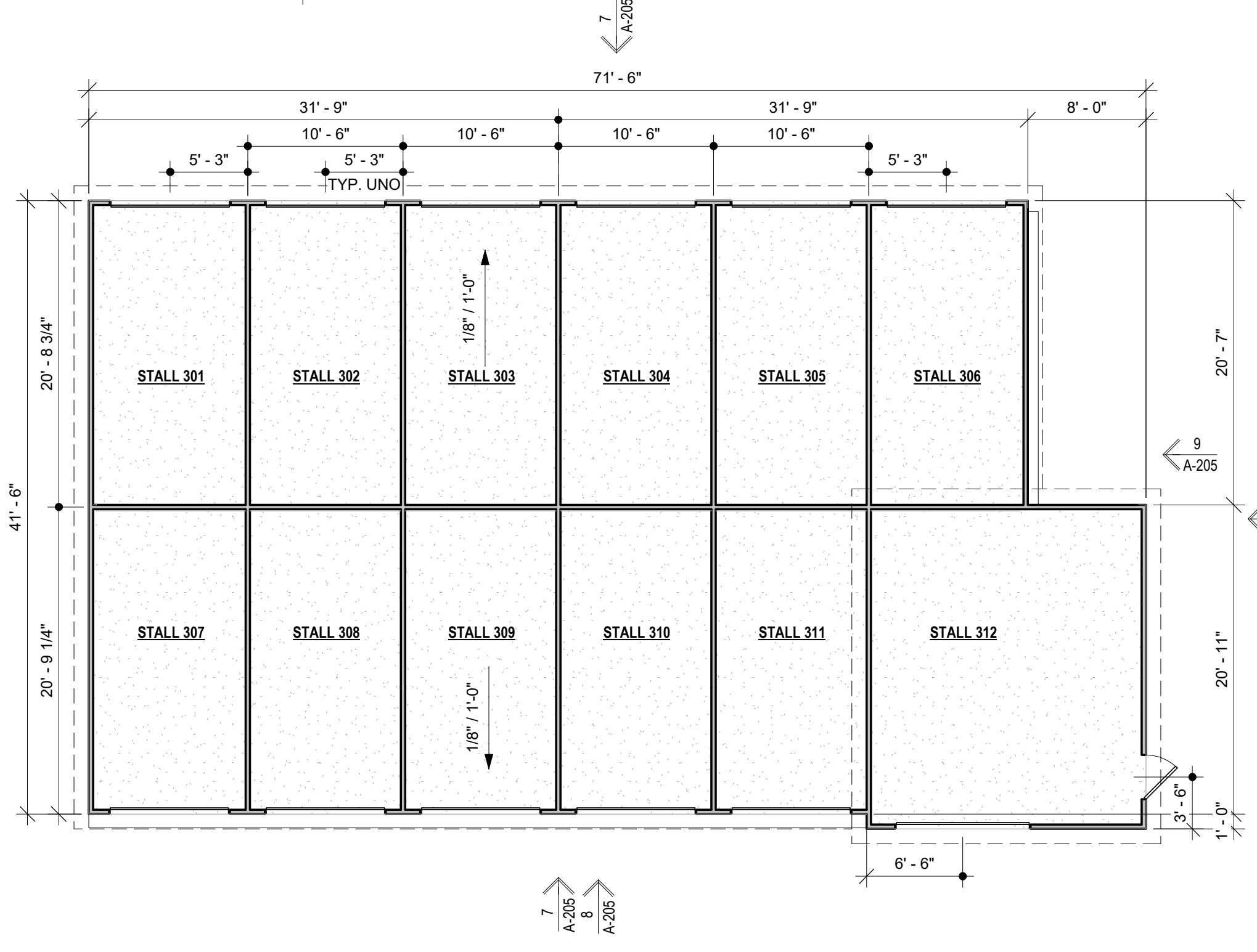
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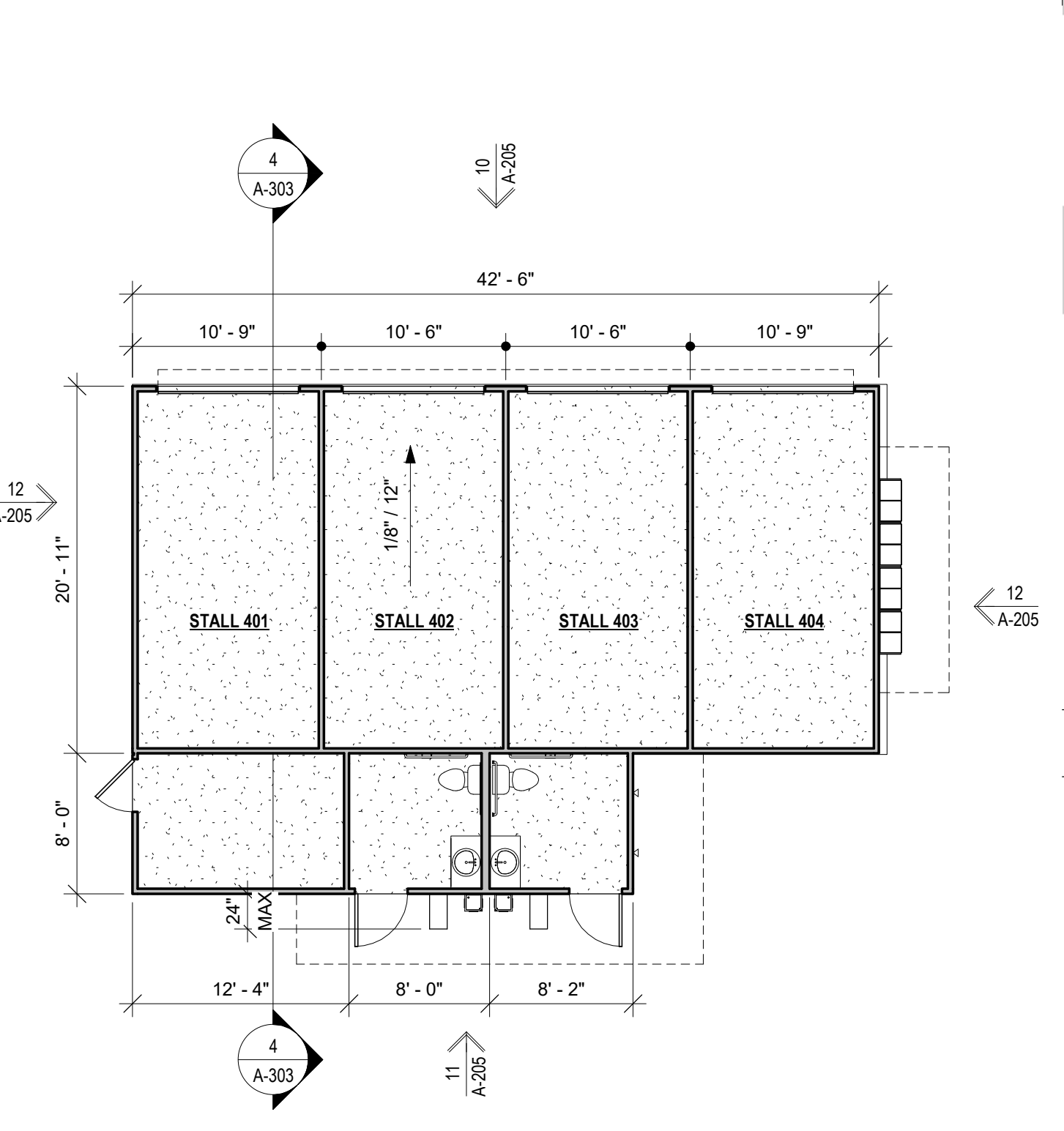
**A-106**



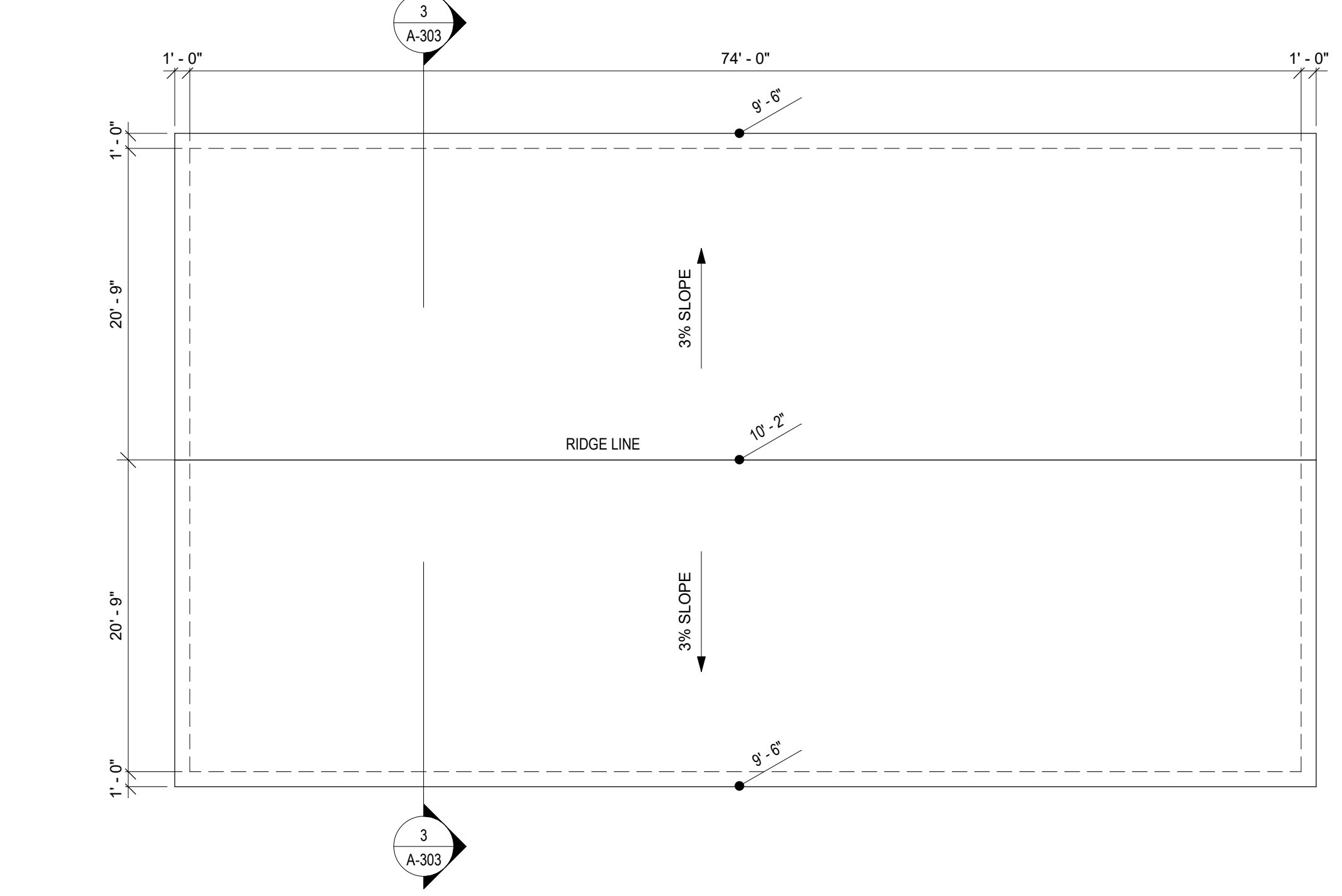
**1 GARAGE BUILDING 1&2 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



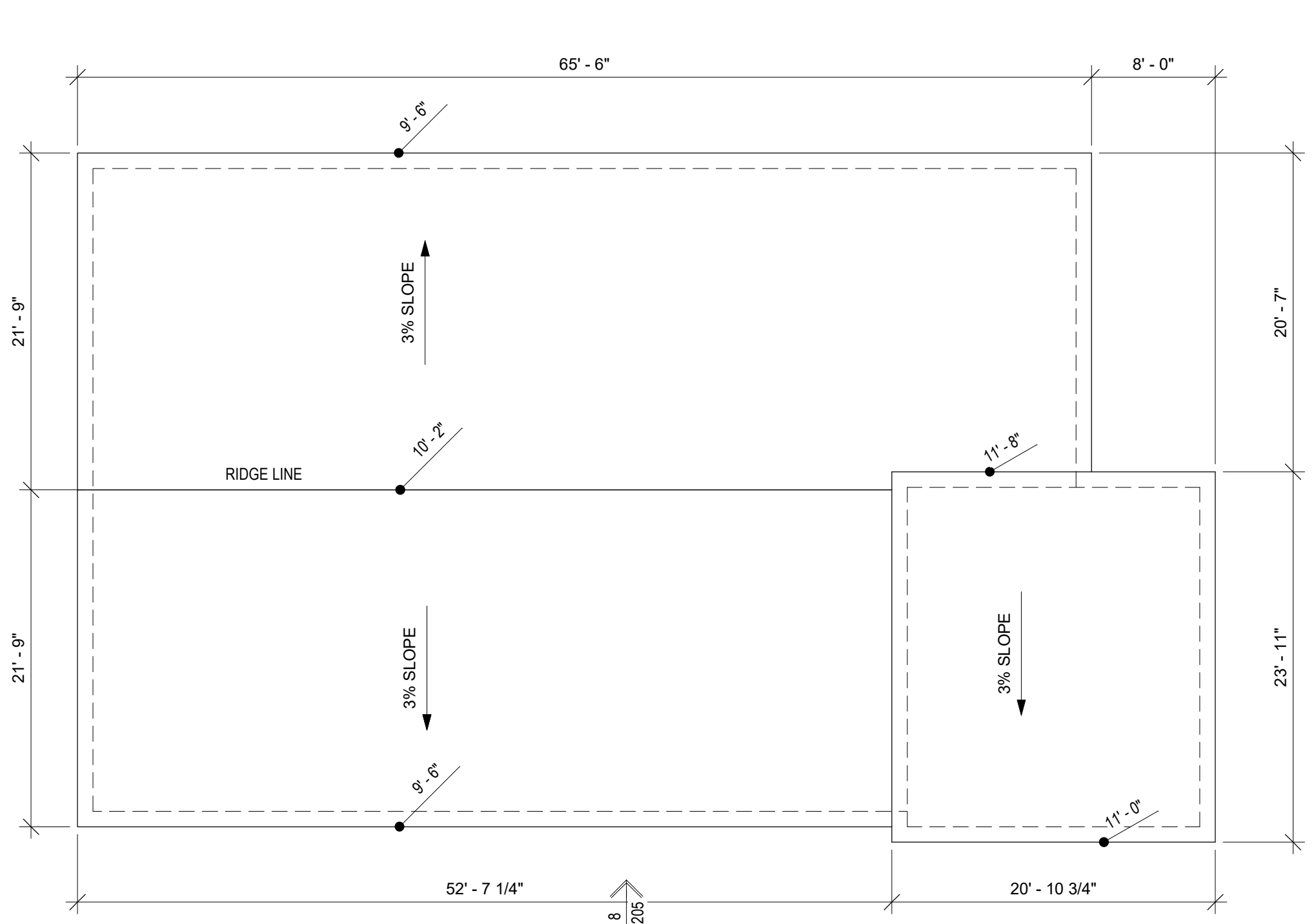
**2 GARAGE BUILDING 3 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



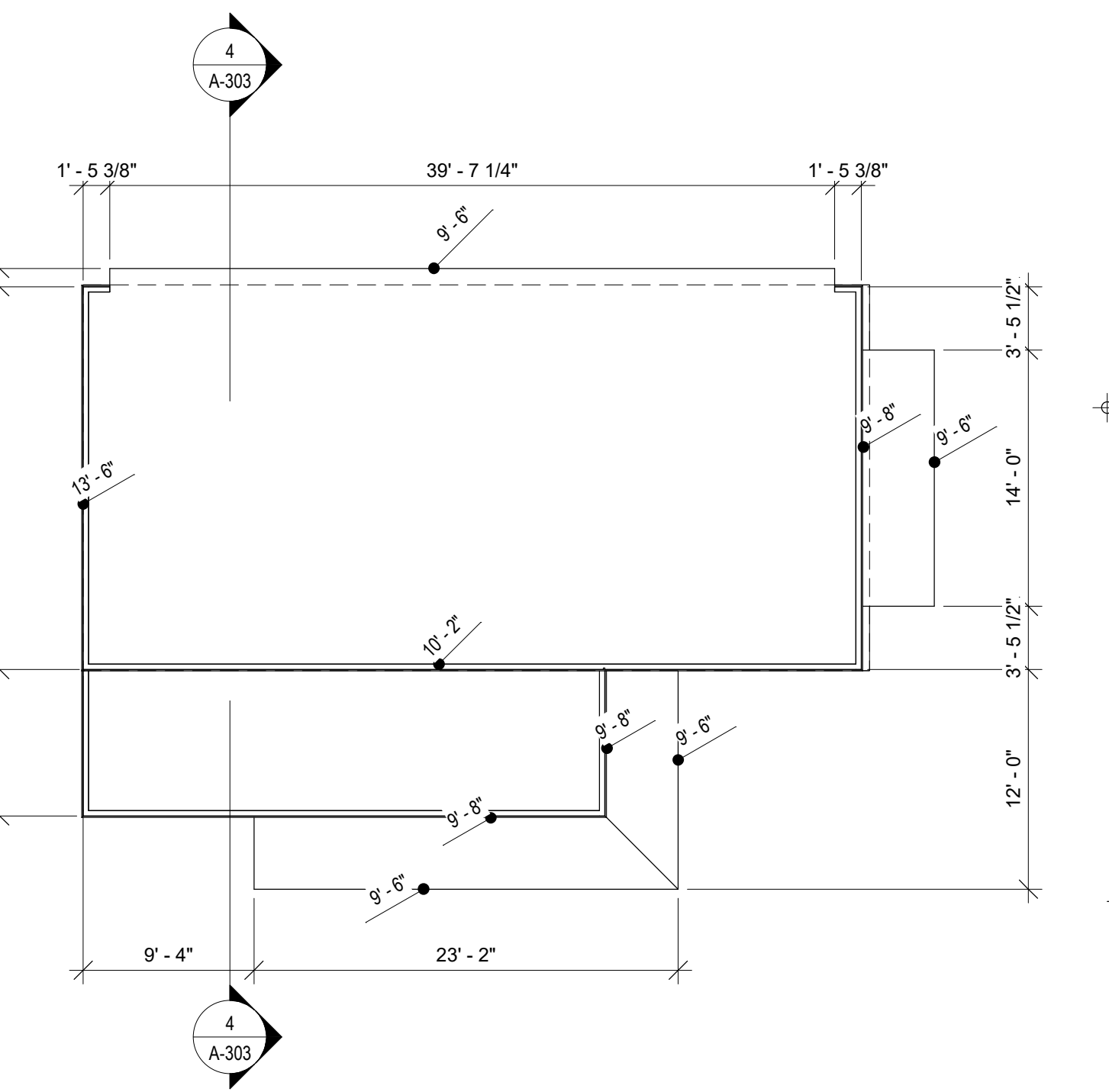
**3 GARAGE BUILDING 4 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



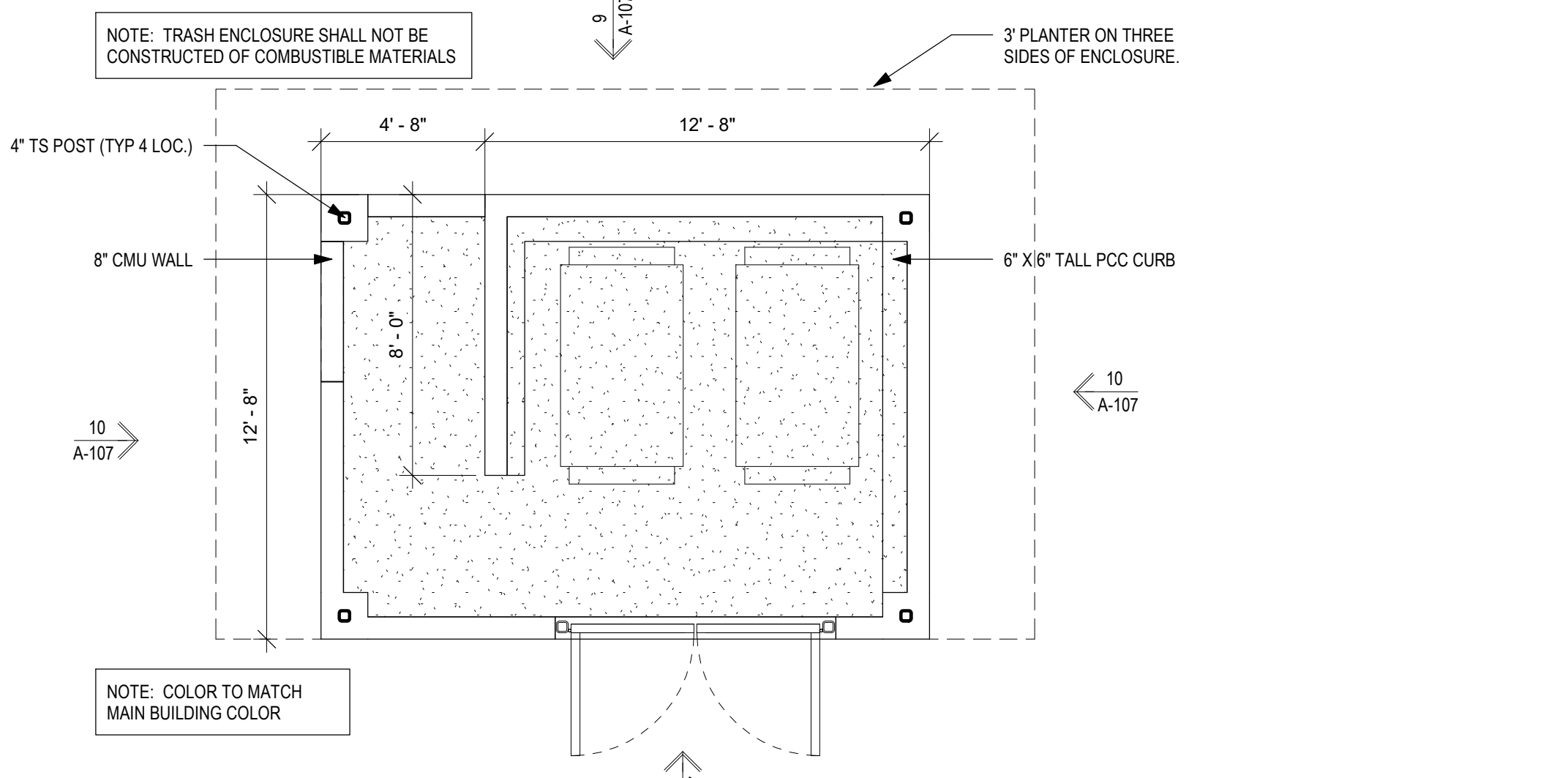
**4 GARAGE BUILDING 1&2 ROOF PLAN**  
Scale: 1/8" = 1'-0"



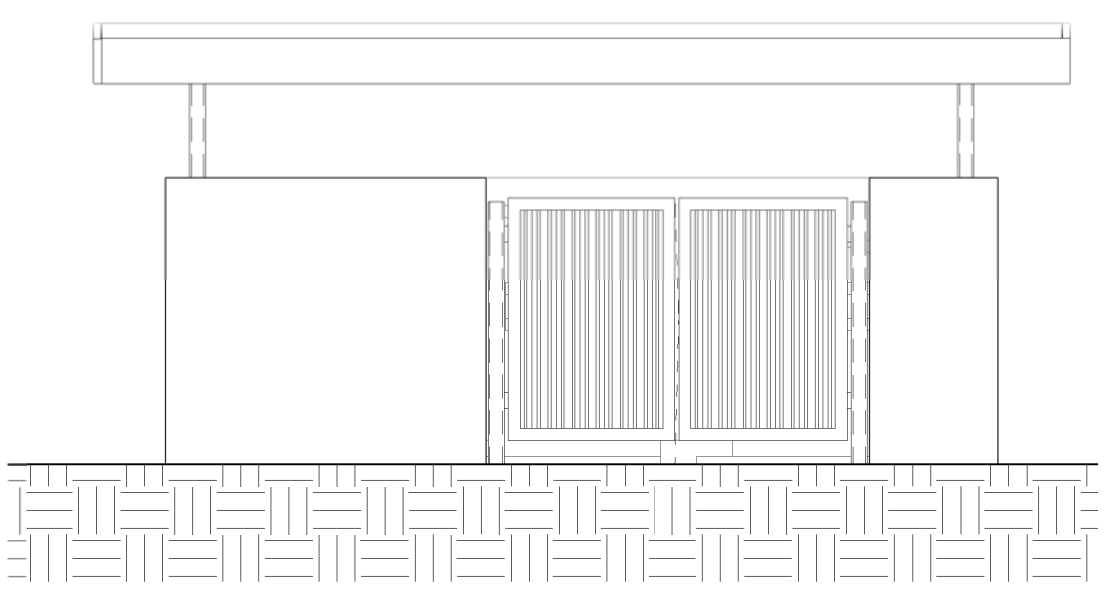
**5 GARAGE BUILDING 3 ROOF PLAN**  
Scale: 1/8" = 1'-0"



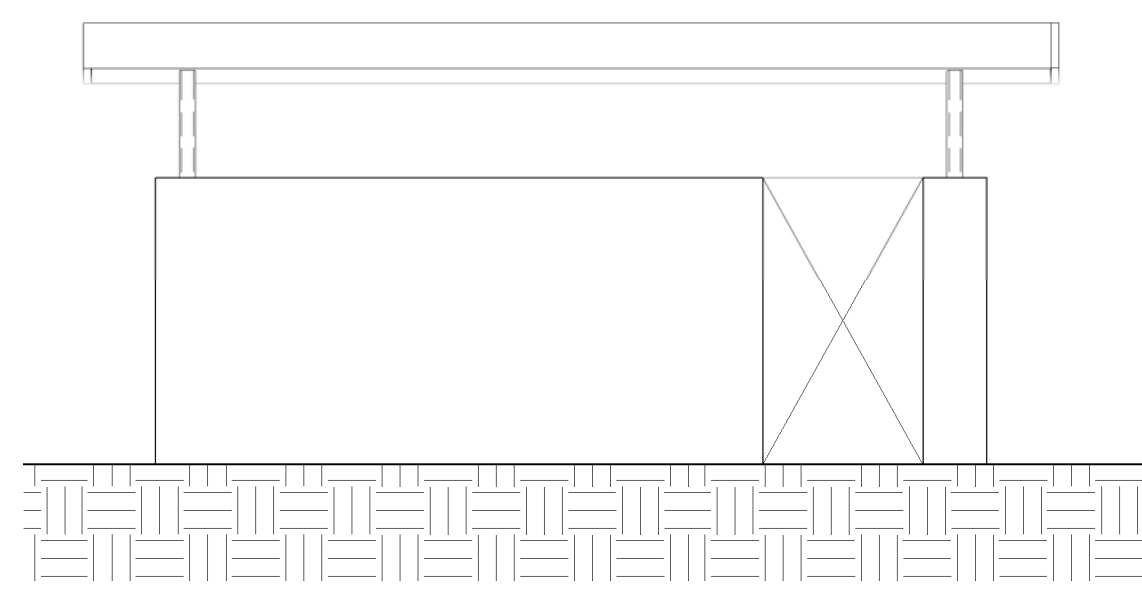
**6 GARAGE BUILDING 4 ROOF PLAN**  
Scale: 1/8" = 1'-0"



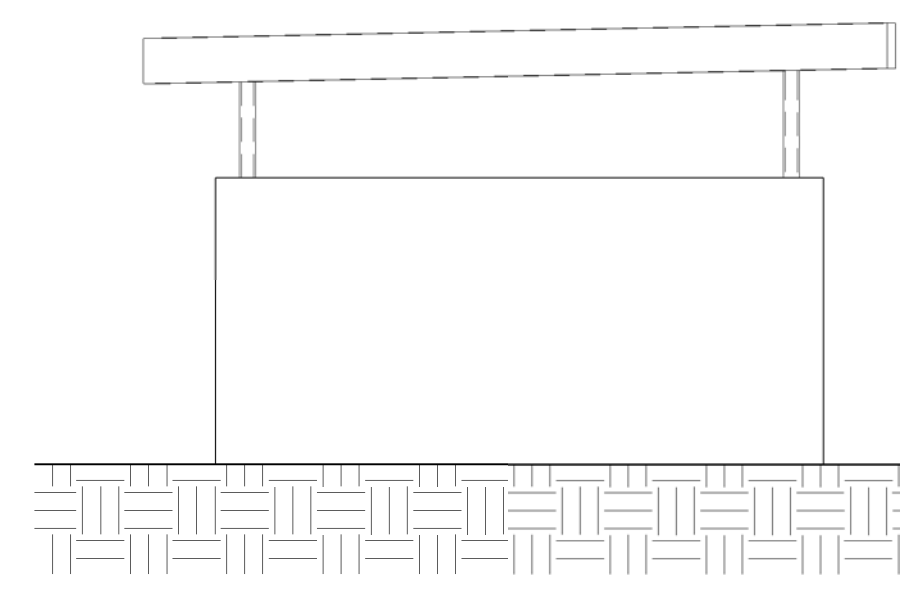
**7 TRASH ENCLOSURE PLAN**  
Scale: 1/4" = 1'-0"



**8 TRASH ENCLOSURE - FRONT ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"



**9 TRASH ENCLOSURE - BACK ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"



**10 TRASH ENCLOSURE - SIDE ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"

REVISION SCHEDULE

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

**GARAGE BUILDING PLANS**

Scale: As indicated  
Sheet No:



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**ELEVATION NOTES**

- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPIUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.



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



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



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



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

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE	
Project No:	Project Number
Project Start Date:	Issue Date
Drawn:	Designer
Checked:	Checker
Revision:	Check
Sheet Name:	

**APARTMENT BUILDING ELEVATIONS**

Scale: As indicated  
Sheet No:

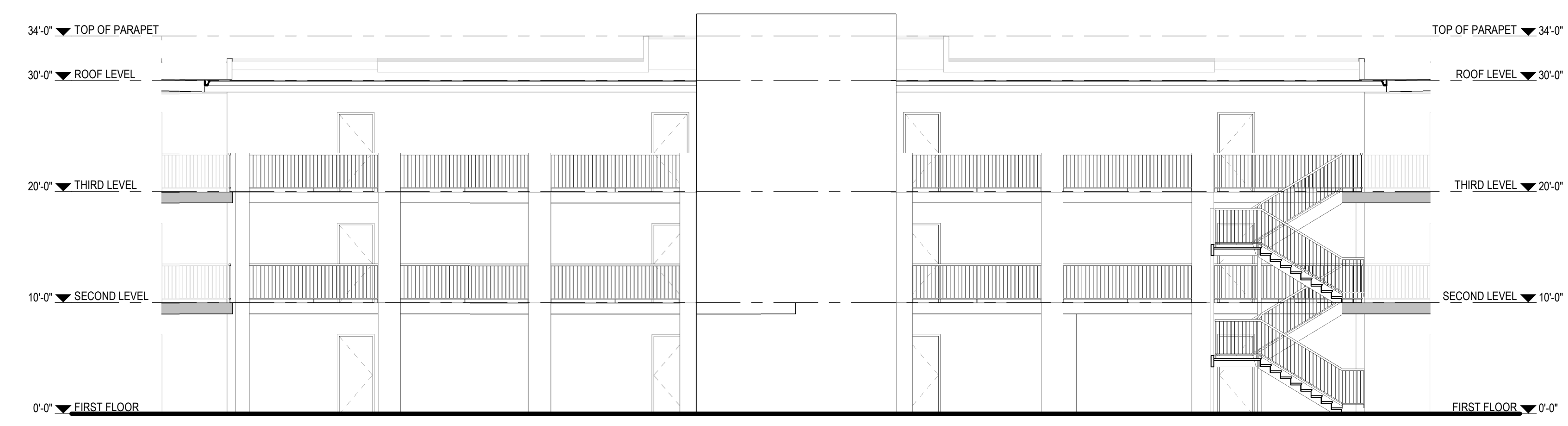
**A-200**



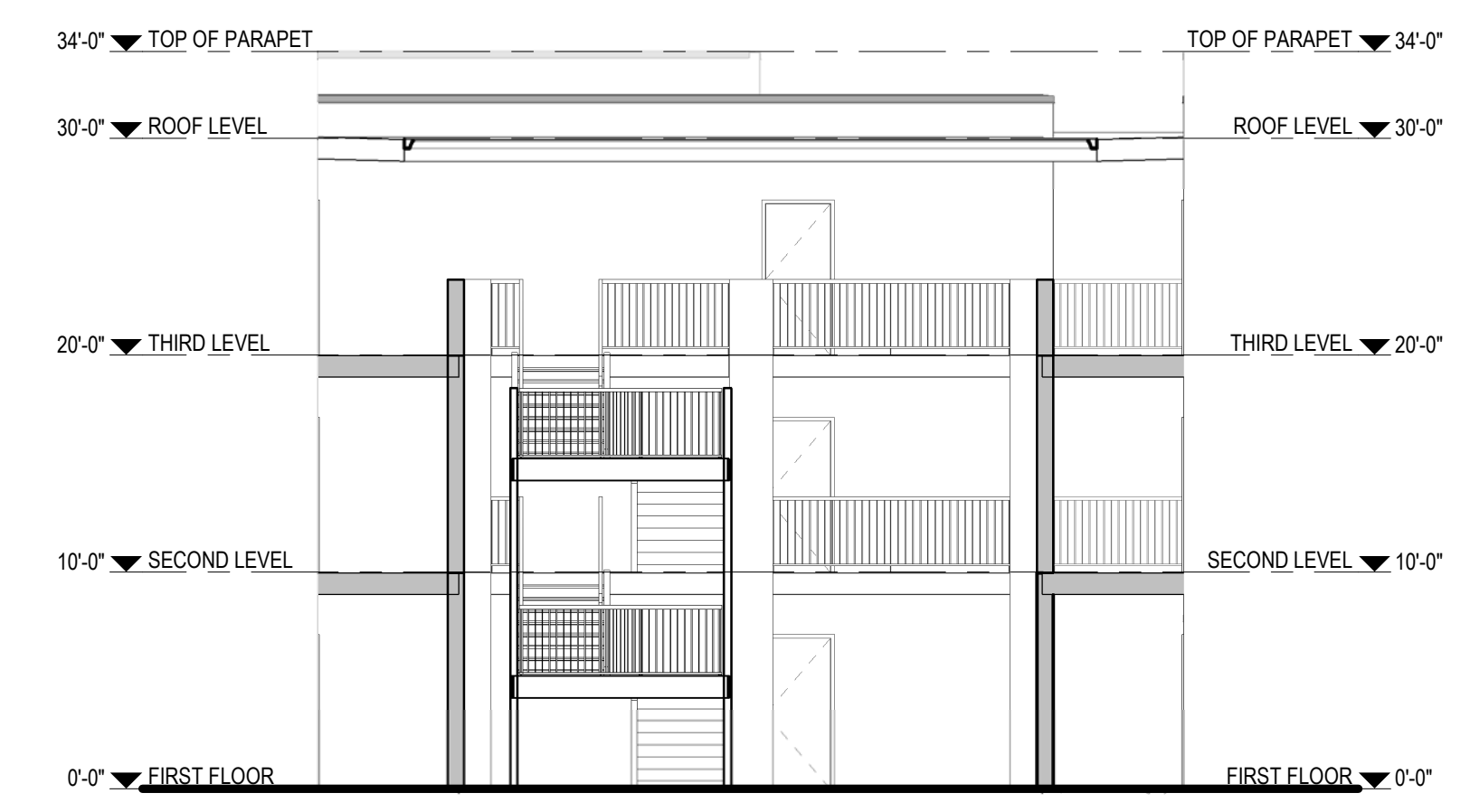
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

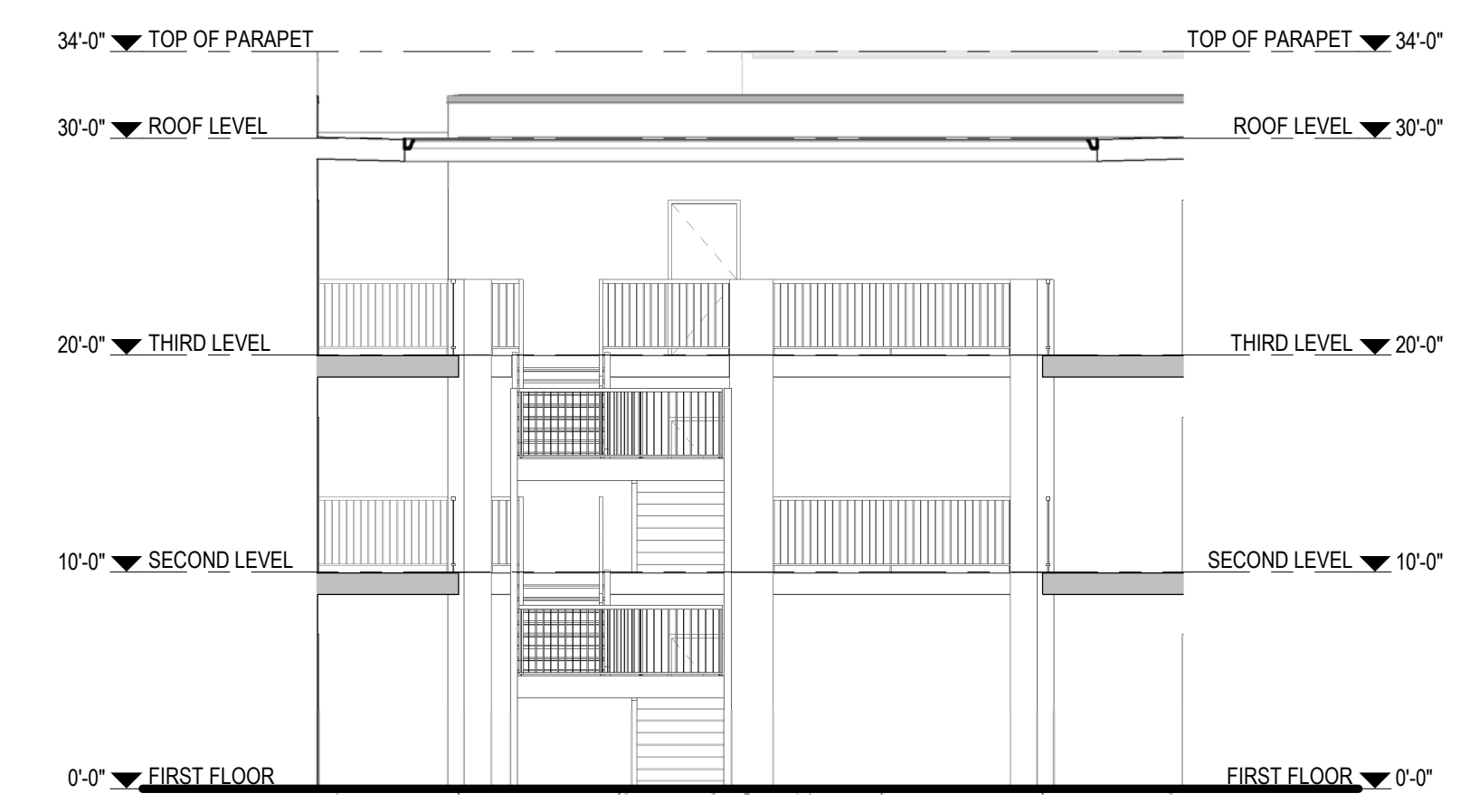
Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



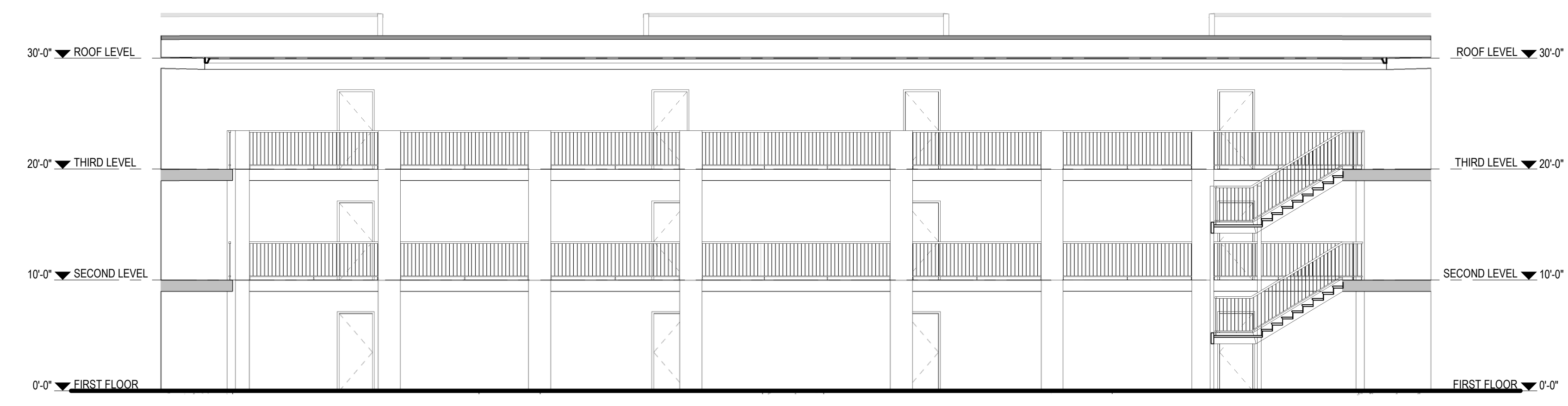
**1 APARTMENT BLDG COURTYARD EAST ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**2 APARTMENT BLDG COURTYARD SOUTH ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**3 APARTMENT BLDG COURTYARD NORTH ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



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

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_  
Checked: \_\_\_\_\_ Checker: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Sheet Name:

**APARTMENT  
BUILDING  
COURTYARD  
ELEVATION:**



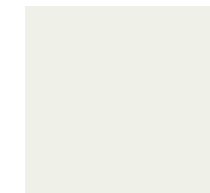
Scale: 1/8" = 1'-0"  
Sheet No:

**A-201**



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**COLOR LEGEND**

-  VISTA PAINT H0147  
"GROPIUS GRAY"
-  VISTA PAINT H0143  
"QUINCY GRANITE"
-  VISTA PAINT 1265  
"WHITE SHOULDERS"



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



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



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



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

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

NO	DATE	ISSUE
REVISION SCHEDULE		

Project No: \_\_\_\_\_ Project Number: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_  
Checked: \_\_\_\_\_ Checker: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Sheet Name: \_\_\_\_\_

**APARTMENT BUILDING RENDERED ELEVATION:**

Scale: As indicated  
Sheet No: \_\_\_\_\_

**A-202**

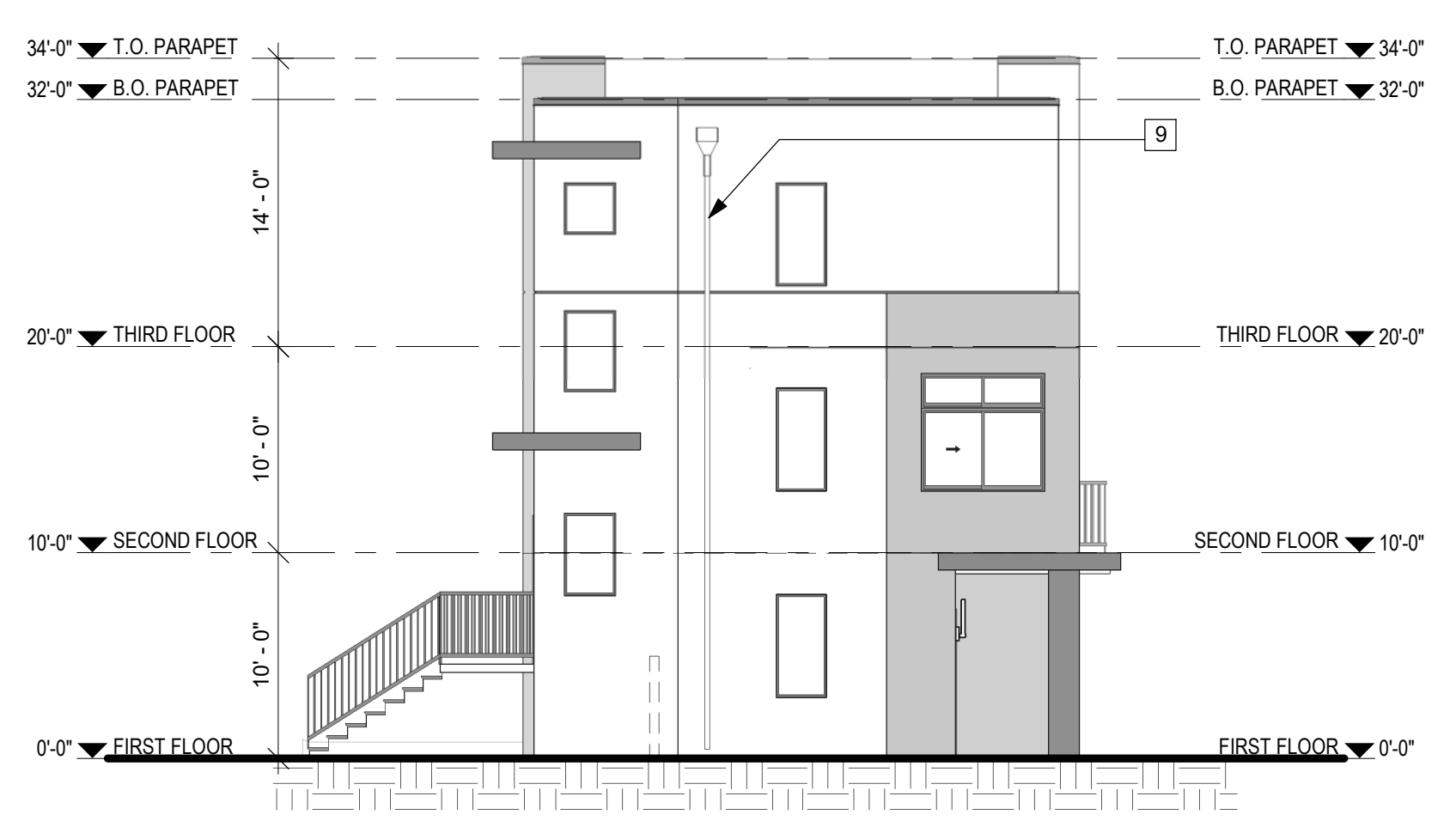




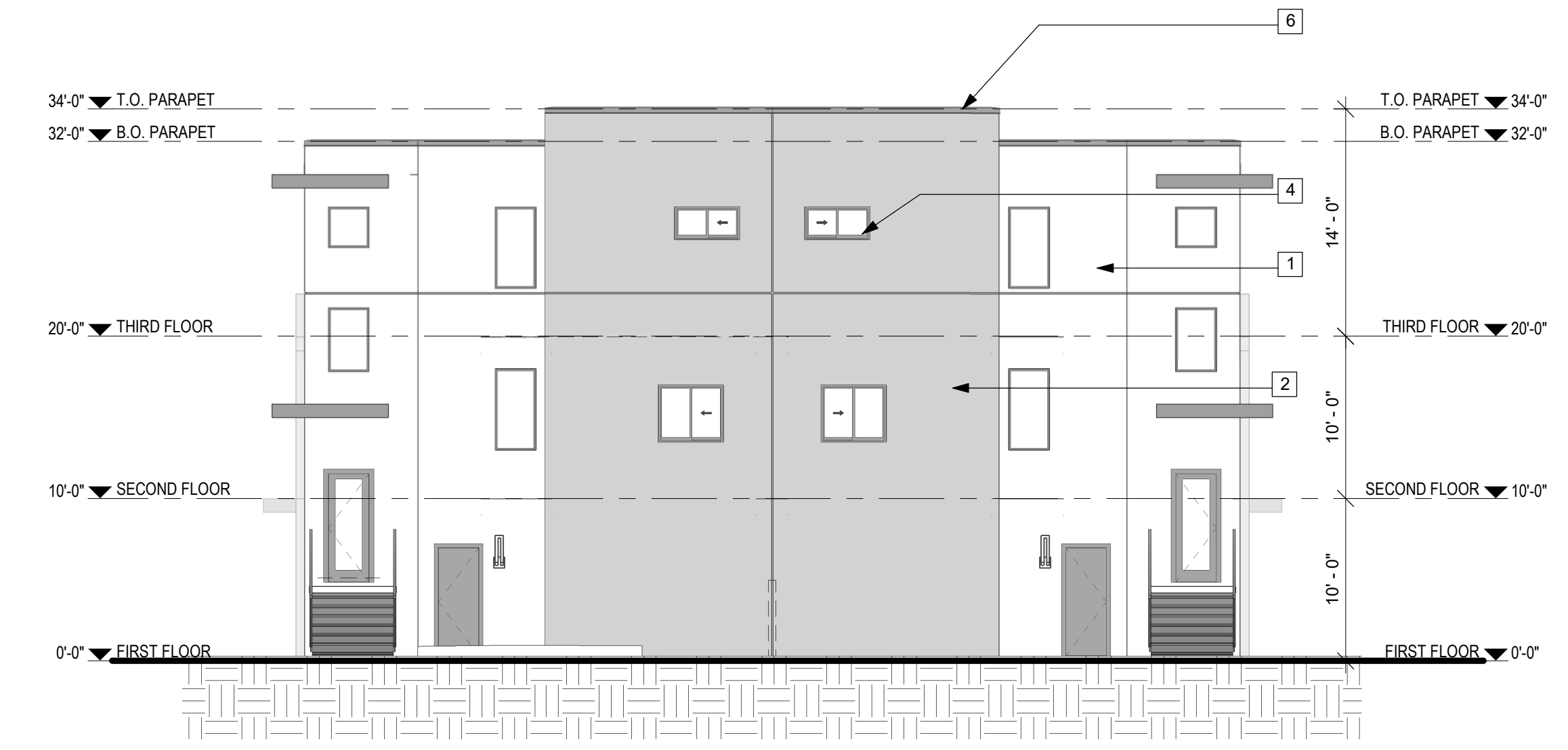
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**ELEVATION NOTES**

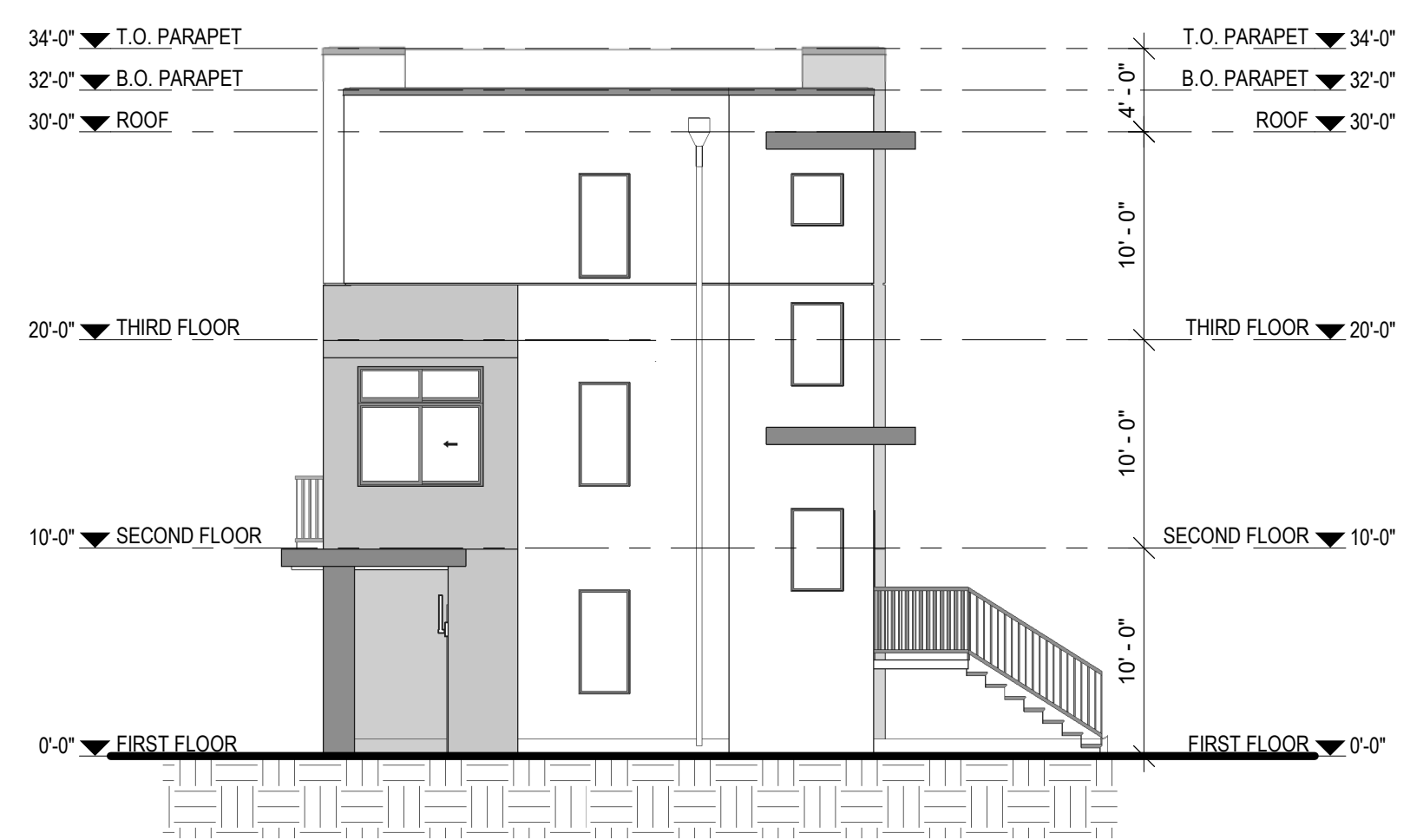
- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPIUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.
- 5 STEEL GUARDRAIL SYSTEM, PAINTED.
- 6 GFRC PARAPET. COLOR TO BE GROPIUS GRAY, VP-H0147
- 7 SAND FINISHED STUCCO AT ACCENT BAND, COLOR TO BE THISTLE GRAY, VP-0197
- 8 FACTORY FINISHED SECTIONAL OVERHEAD GARAGE DOORS. COLOR TO BE GROPIUS GRAY, VP-H0147
- 9 DOWNSPOUT FROM FLAT ROOF AREA ABOVE.



**1 TOWNHOUSE NORTH ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**2 TOWNHOUSE EAST ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**3 TOWNHOUSE SOUTH ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**4 TOWNHOUSE WEST ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

**TOWNHOUSE ELEVATIONS**

Scale: As indicated  
Sheet No:



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**COLOR LEGEND**

- VISTA PAINT H0147  
"GROPIUS GRAY"
- VISTA PAINT H0143  
"QUINCY GRANITE"
- VISTA PAINT 1265  
"WHITE SHOULDERS"



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



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



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



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

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

**TOWNHOUSE  
RENDERED  
ELEVATIONS**

Scale: As indicated  
Sheet No:

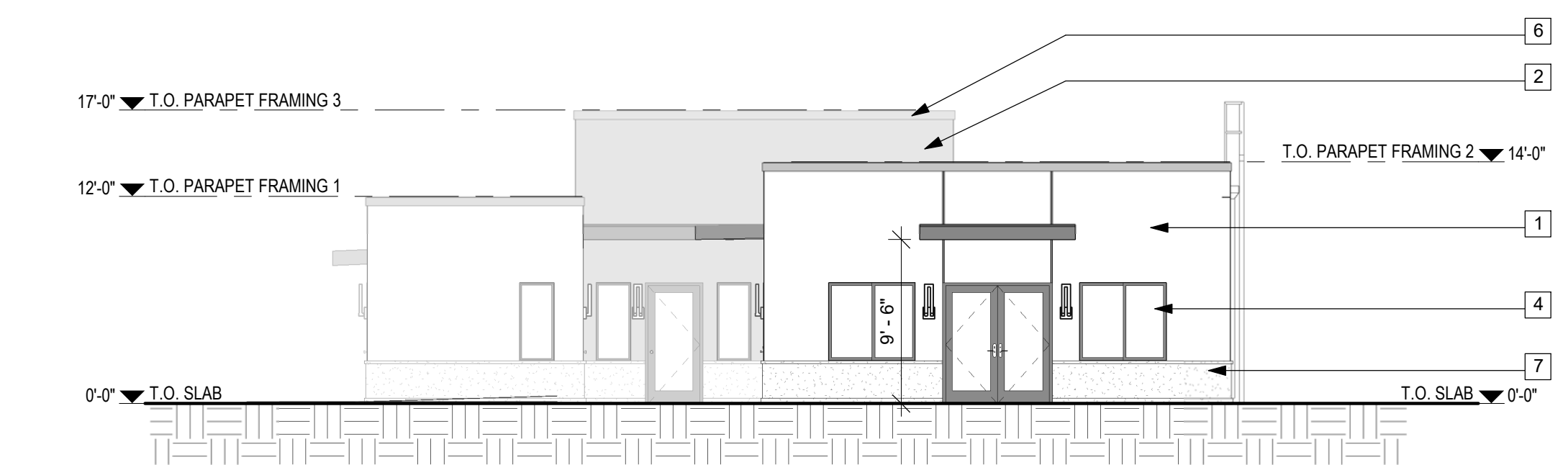
**A-204**



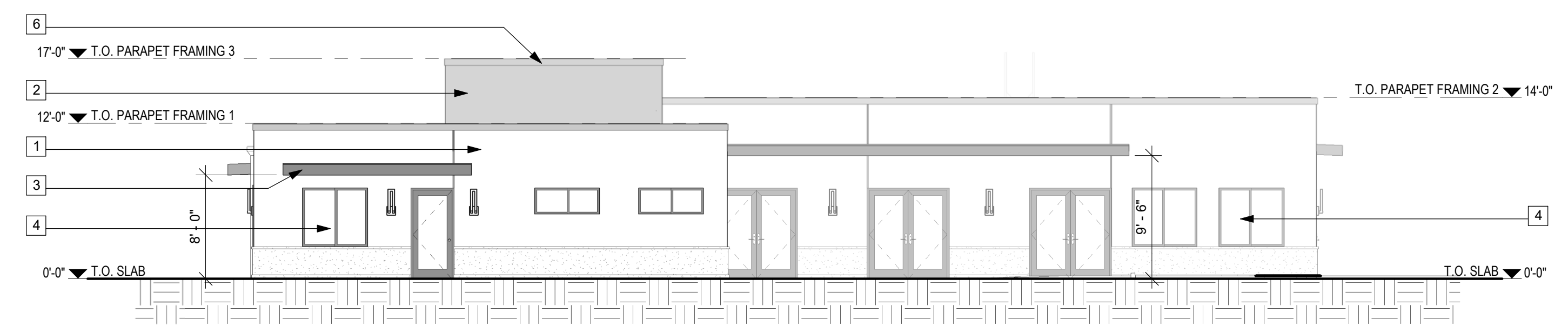
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

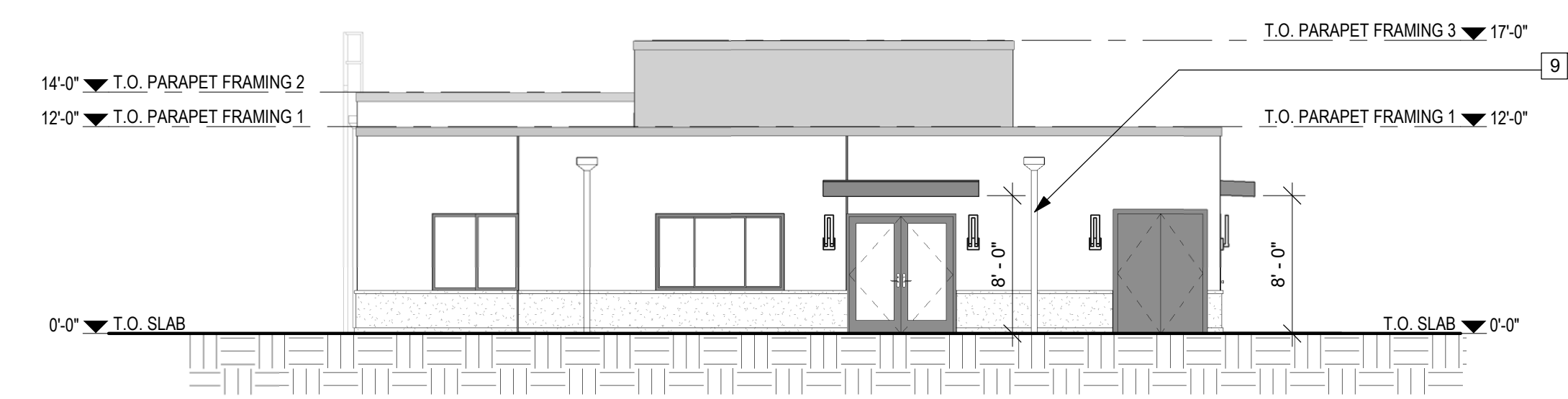
Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



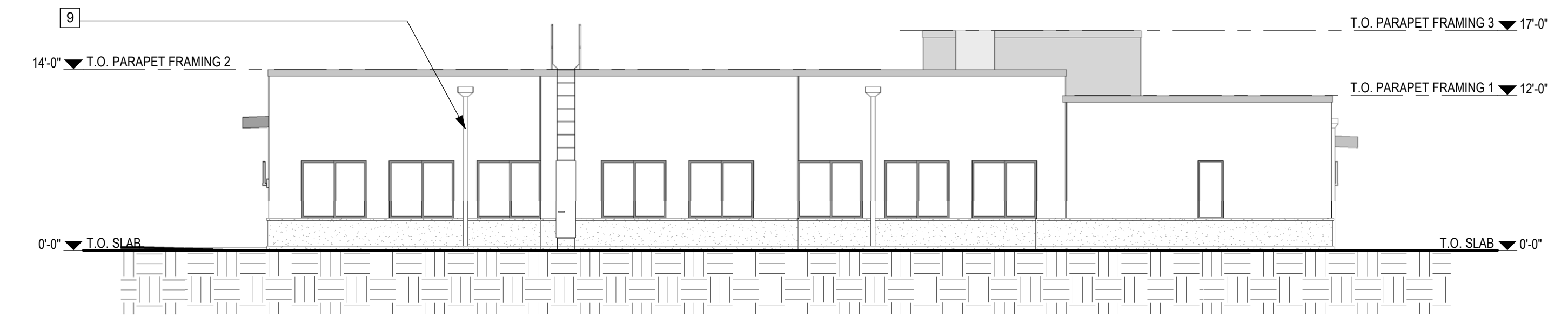
**1 MANAGER / COMMUNITY BLDG NORTH ELEVATION**  
Ref: A-106 / Scale: 1/8" = 1'-0"



**2 MANAGER / COMMUNITY BLDG EAST ELEVATION**  
Ref: A-106 / Scale: 1/8" = 1'-0"



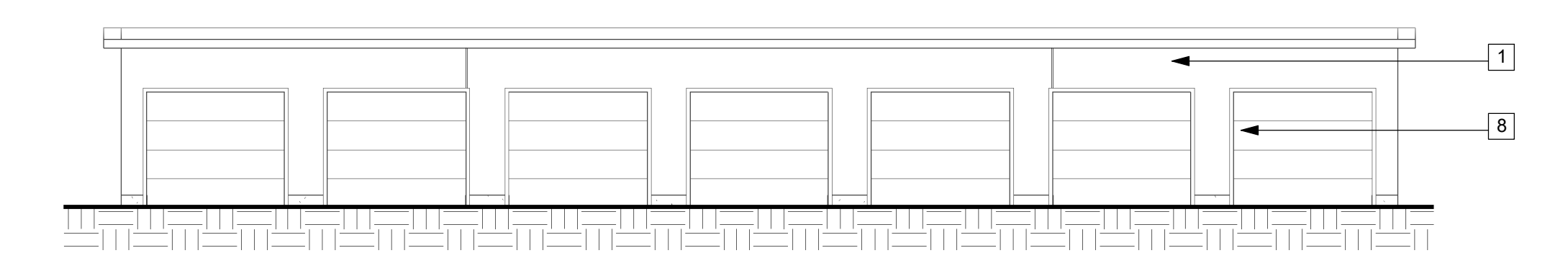
**3 MANAGER/ COMMUNITY BLDG SOUTH ELEVATION**  
Ref: A-106 / Scale: 1/8" = 1'-0"



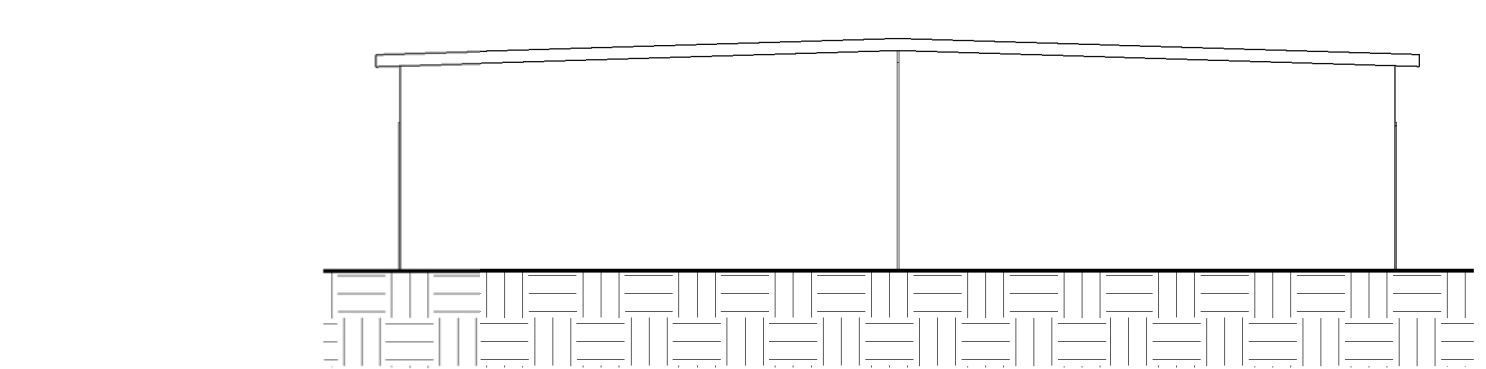
**4 MANAGER / COMMUNITY BLDG WEST ELEVATION**  
Ref: A-106 / Scale: 1/8" = 1'-0"

**ELEVATION NOTES**

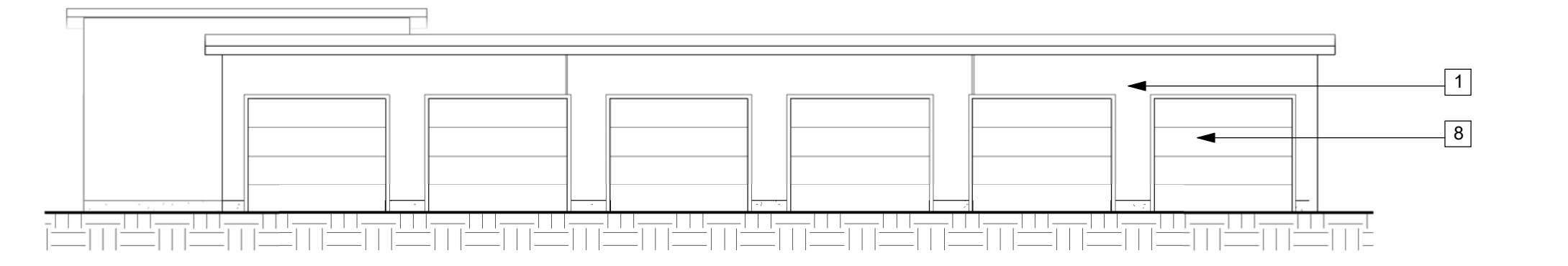
- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPIUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.
- 5 STEEL GUARDRAIL SYSTEM, PAINTED.
- 6 GFRC PARAPET. COLOR TO BE GROPIUS GRAY, VP-H0147
- 7 SAND FINISHED STUCCO AT ACCENT BAND, COLOR TO BE THISTLE GRAY, VP-0197
- 8 FACTORY FINISHED SECTIONAL OVERHEAD GARAGE DOORS. COLOR TO BE GROPIUS GRAY, VP-H0147
- 9 DOWNSPOUT FROM FLAT ROOF AREA ABOVE.



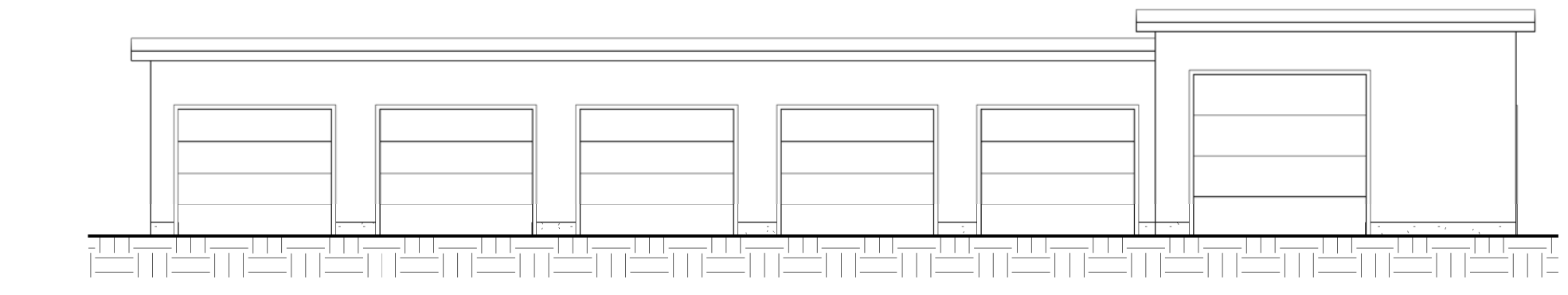
**5 GARAGE BLDG 1&2 FRONT ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



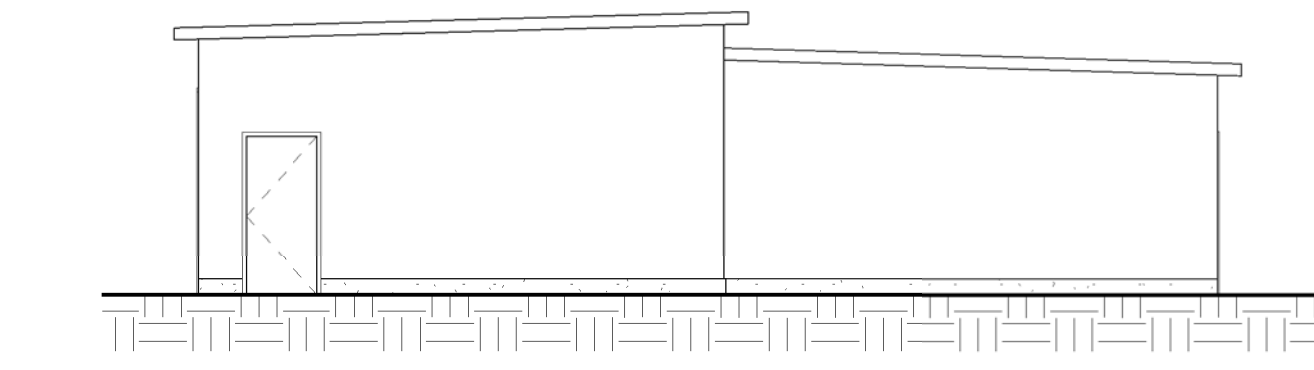
**6 GARAGE BLDG SIDE ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



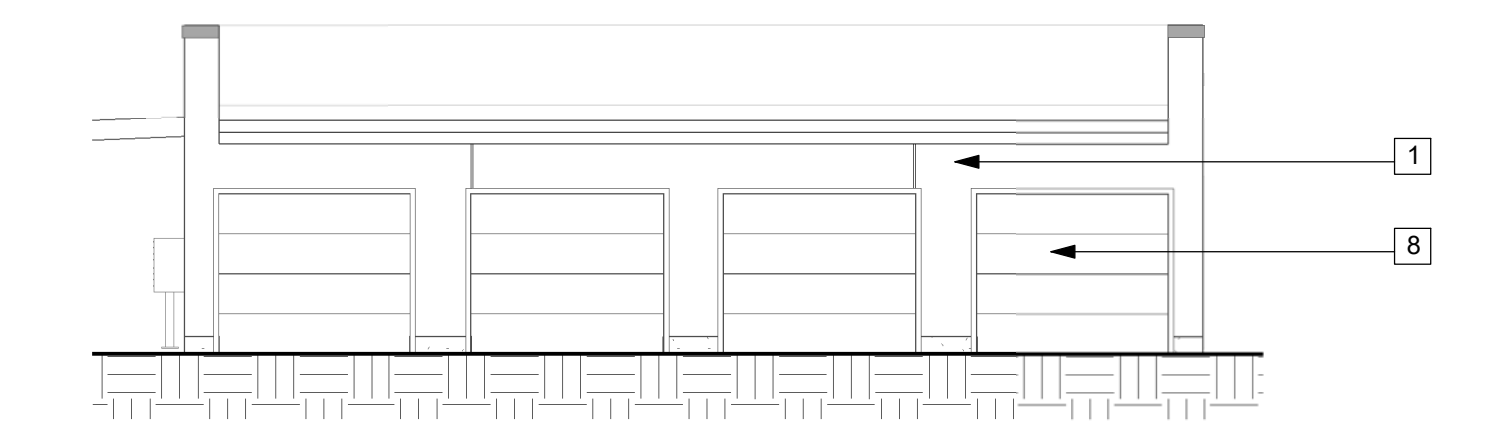
**7 GARAGE BLDG 3 FRONT ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



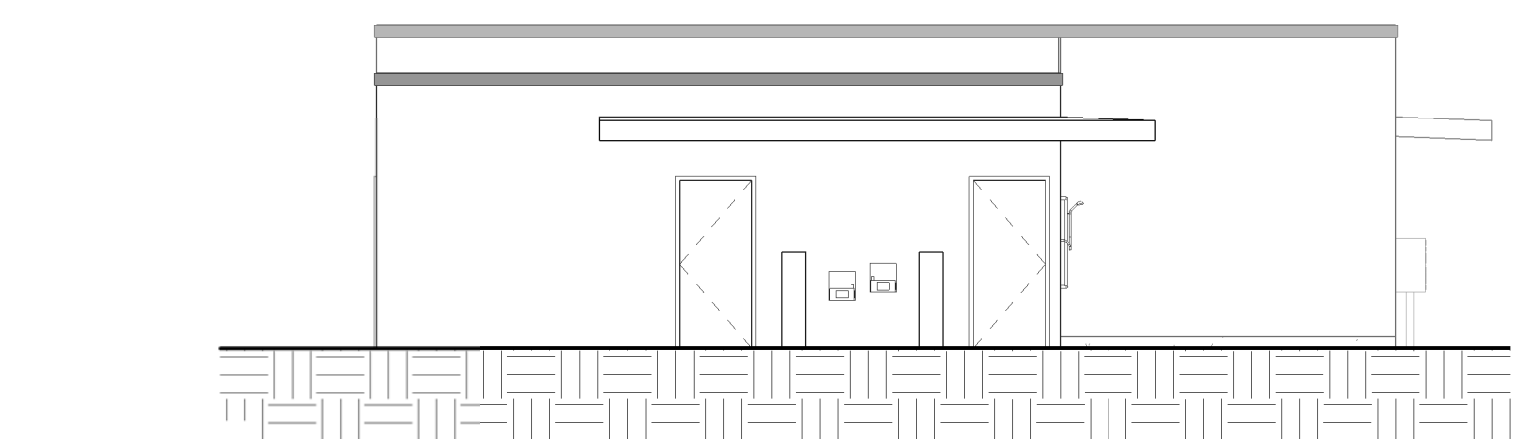
**8 GARAGE BLDG 3 BACK ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



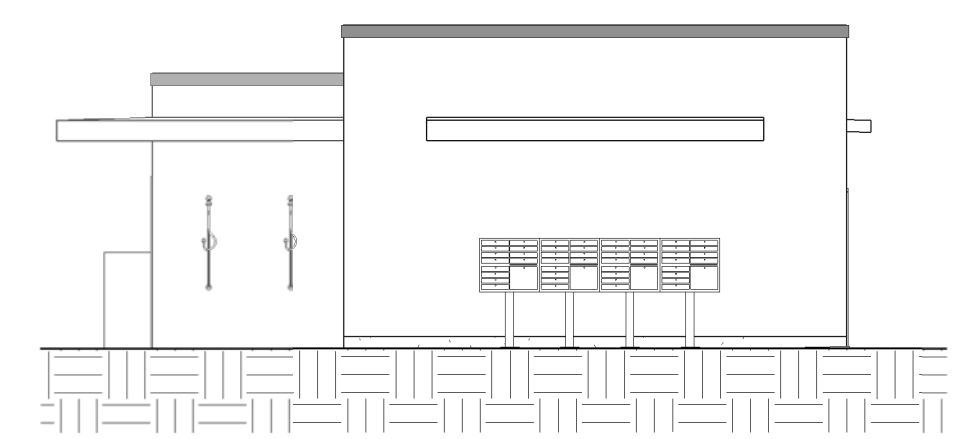
**9 GARAGE BLDG 3 SIDE ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



**10 GARAGE BLDG 4 FRONT ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



**11 GARAGE BLDG 4 BACK ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



**12 GARAGE BLDG 4 SIDE ELEVATION**  
Ref: A-107 / Scale: 1/8" = 1'-0"

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE	
Project No:	Project Number
Project Start Date:	Issue Date
Drawn:	Designer
Checked:	Checker
Revision:	
Sheet Name:	

**MANAGER/  
COMMUNITY  
& GARAGE  
ELEVATIONS**


Scale: As indicated  
Sheet No:

**A-205**



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**COLOR LEGEND**

-  VISTA PAINT H0147  
"GROPIUS GRAY"
-  VISTA PAINT H0143  
"QUINCY GRANITE"
-  VISTA PAINT 1265  
"WHITE SHOULDERS"
-  VISTA PAINT 0197  
"THISTLE GRAY"



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



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



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



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

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_  
Checked: \_\_\_\_\_ Checker: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Sheet Name: \_\_\_\_\_

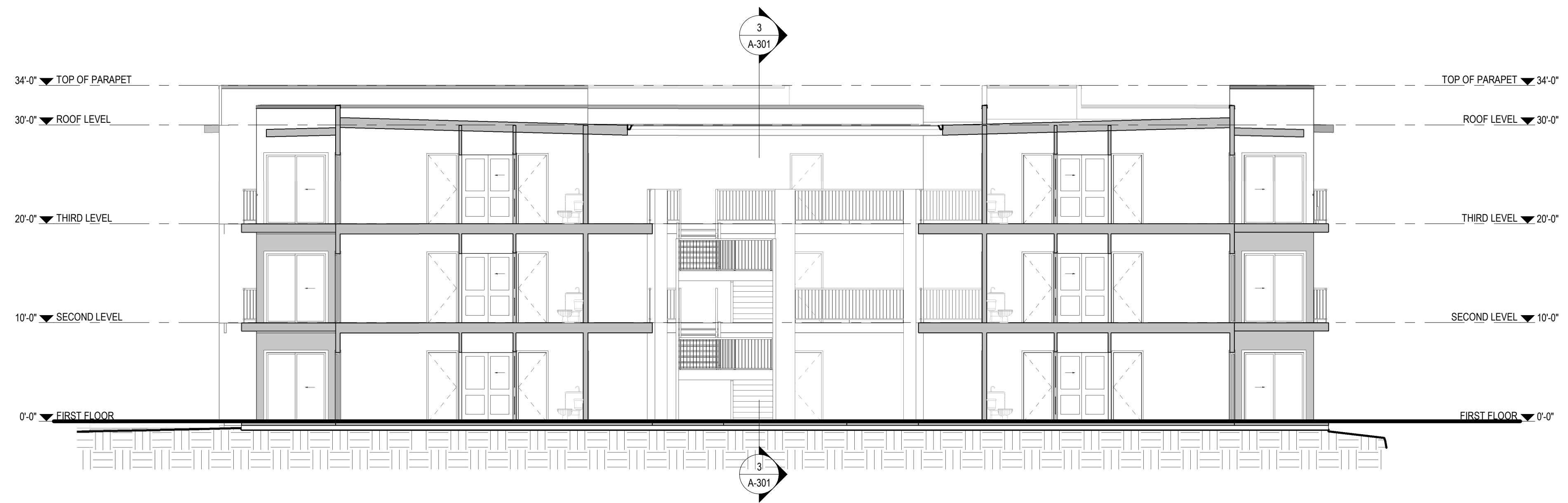
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COMMUNITY  
RENDERED  
ELEVATION:**

Scale: As indicated  
Sheet No: \_\_\_\_\_

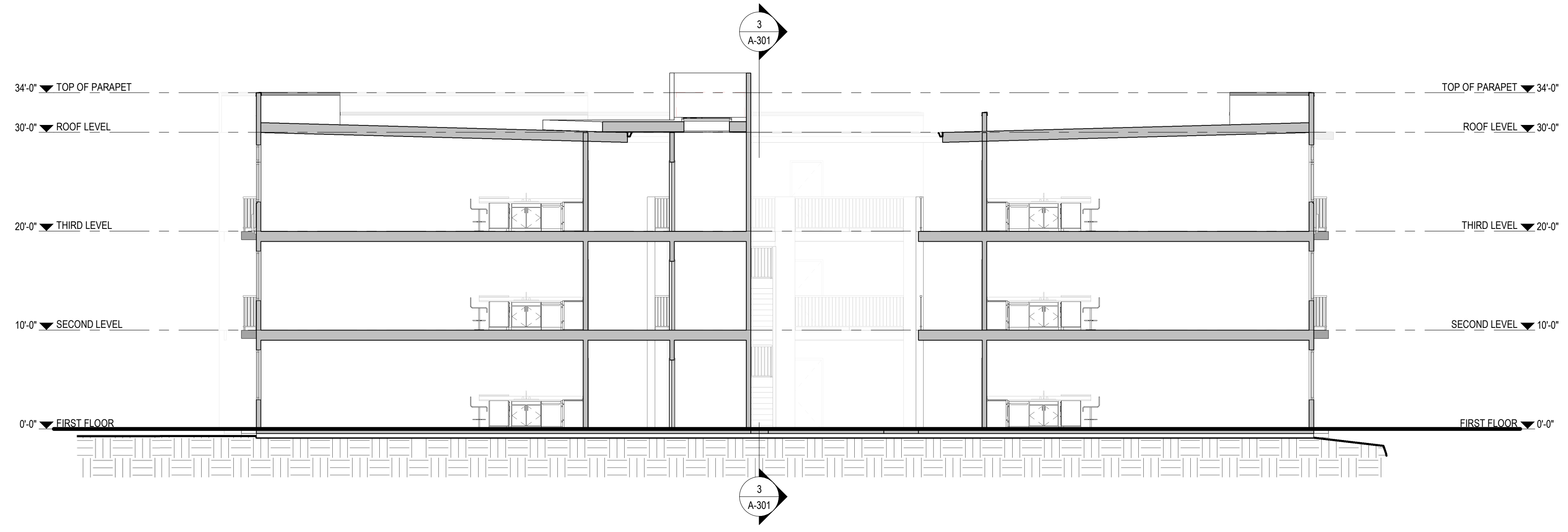
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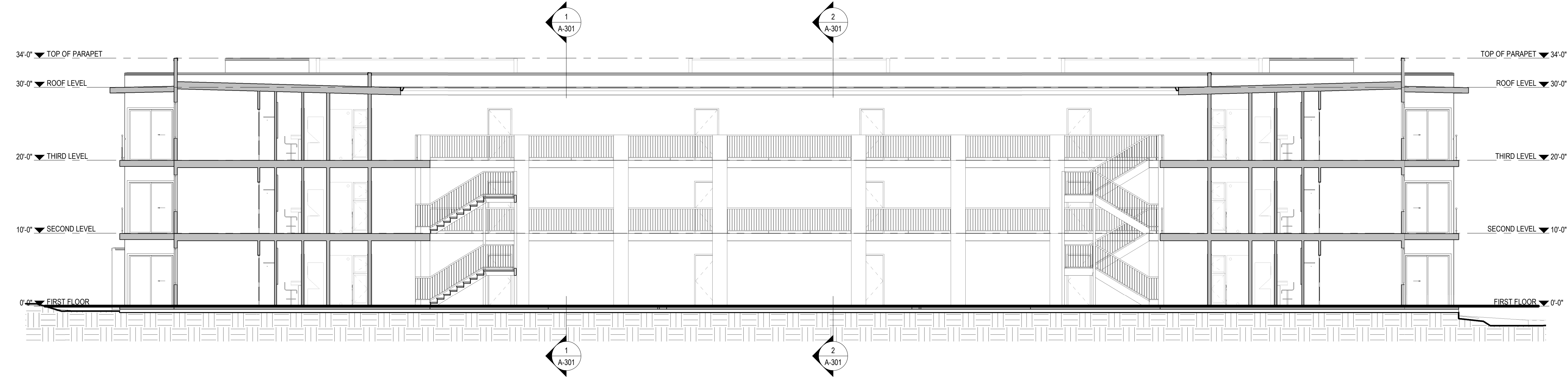
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.



**1 APARTMENTS SECTION 1**  
Ref. A-101 / Scale: 1/8" = 1'-0"



**2 APARTMENTS SECTION 2**  
Ref. A-101 / Scale: 1/8" = 1'-0"



**3 APARTMENTS SECTION 3**  
Ref. A-101 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4893 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_  
Sheet Name:

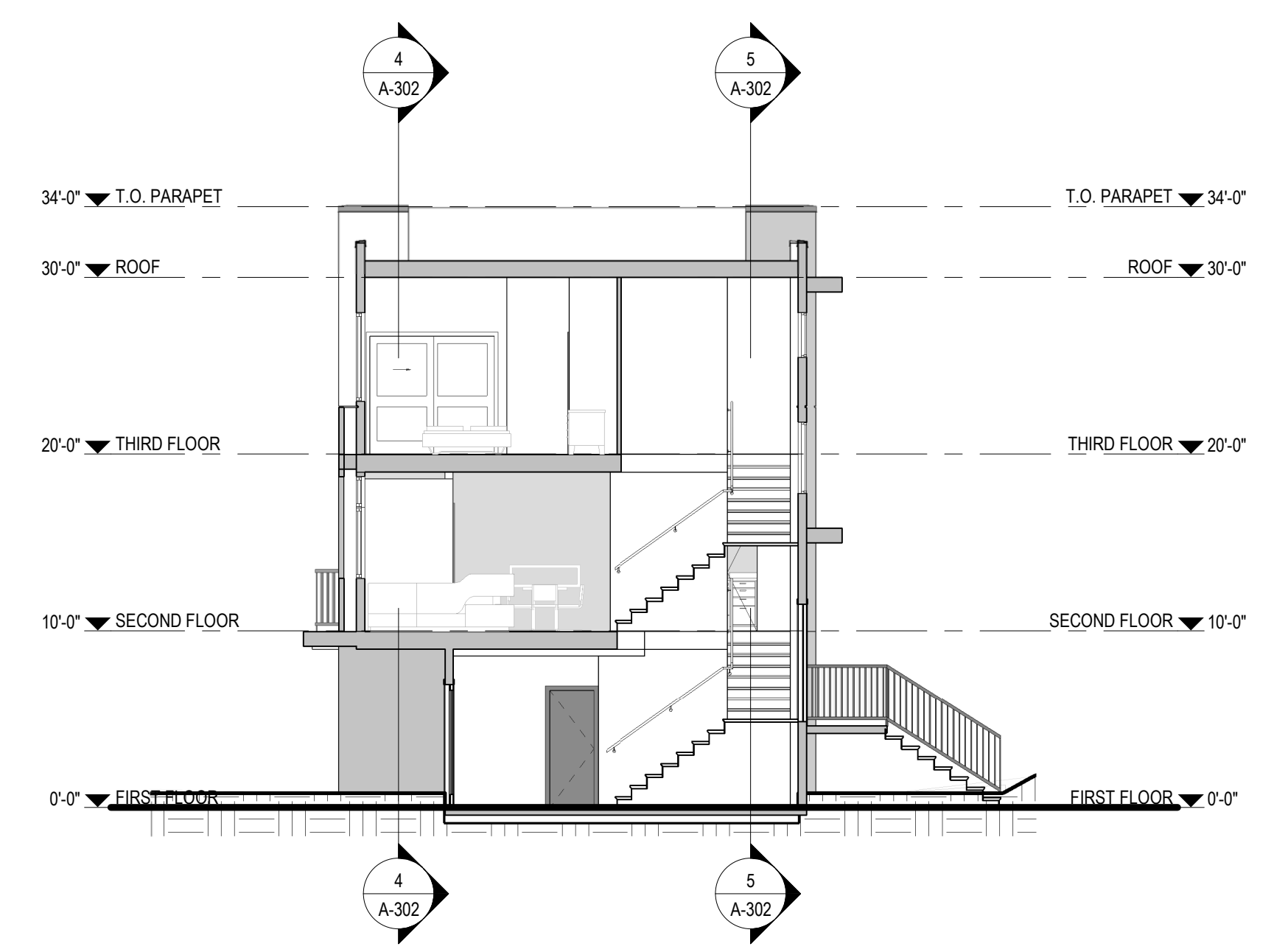
**APARTMENT  
BUILDING  
SECTIONS**

Scale: 1/8" = 1'-0"  
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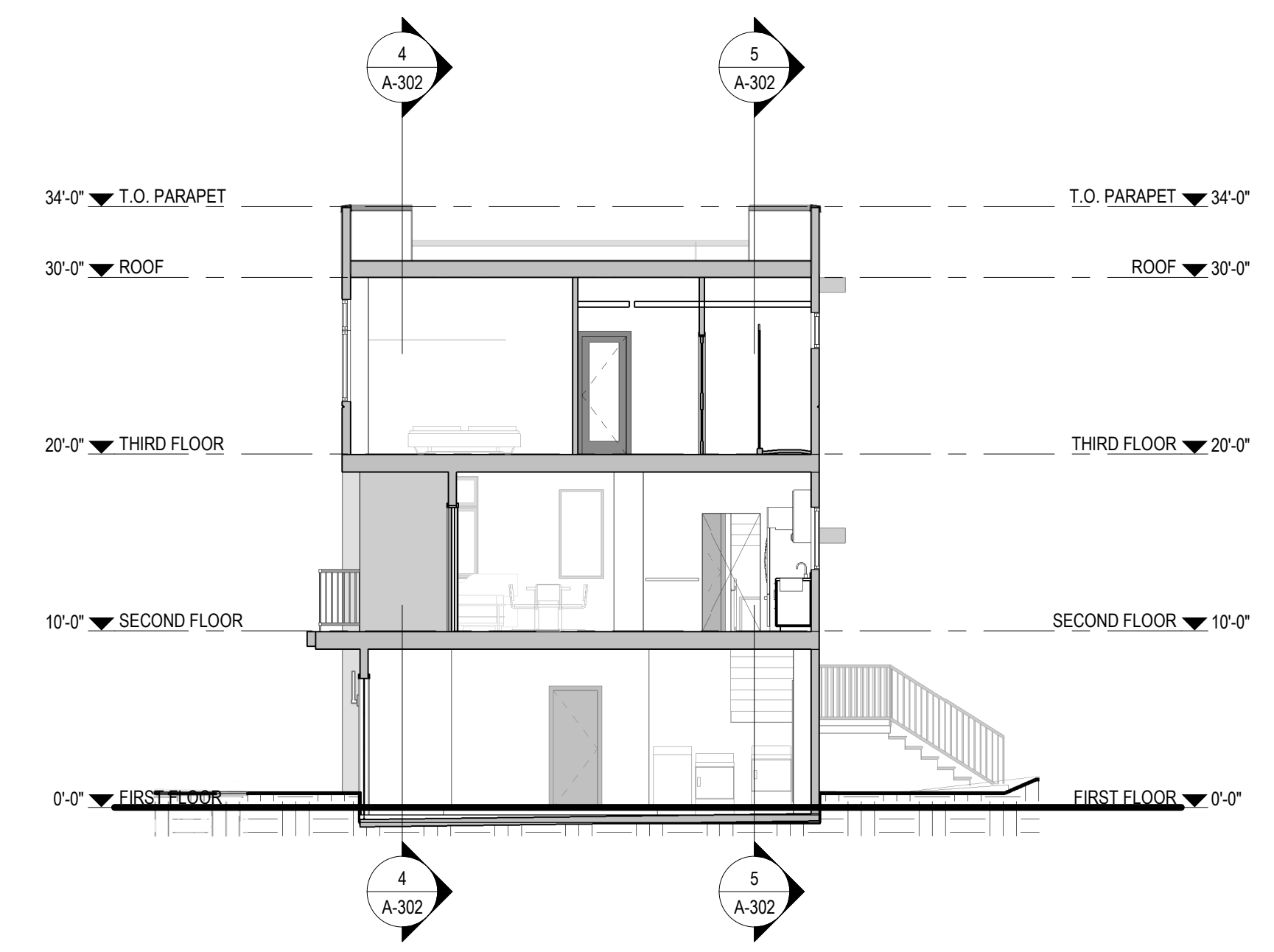
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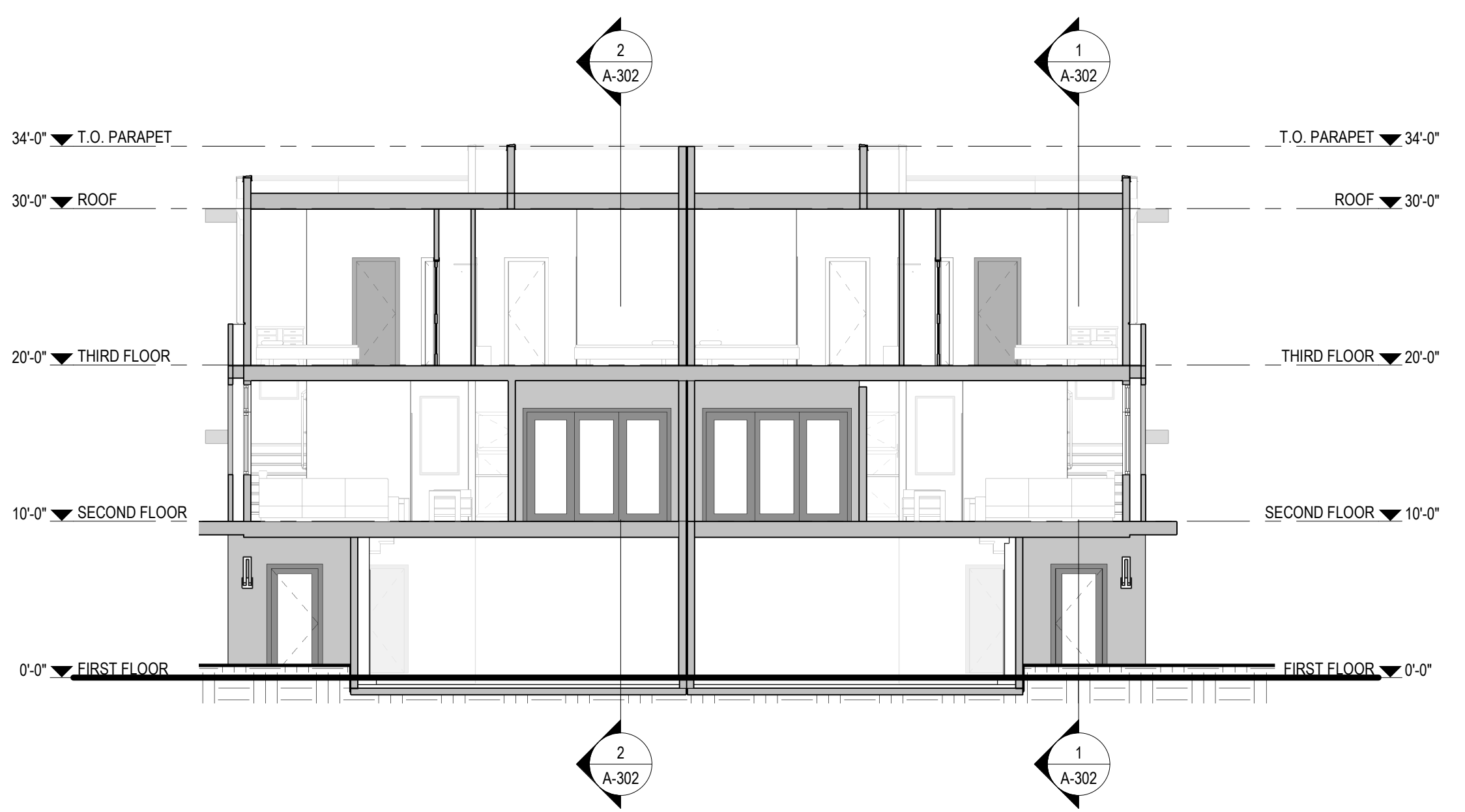
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.



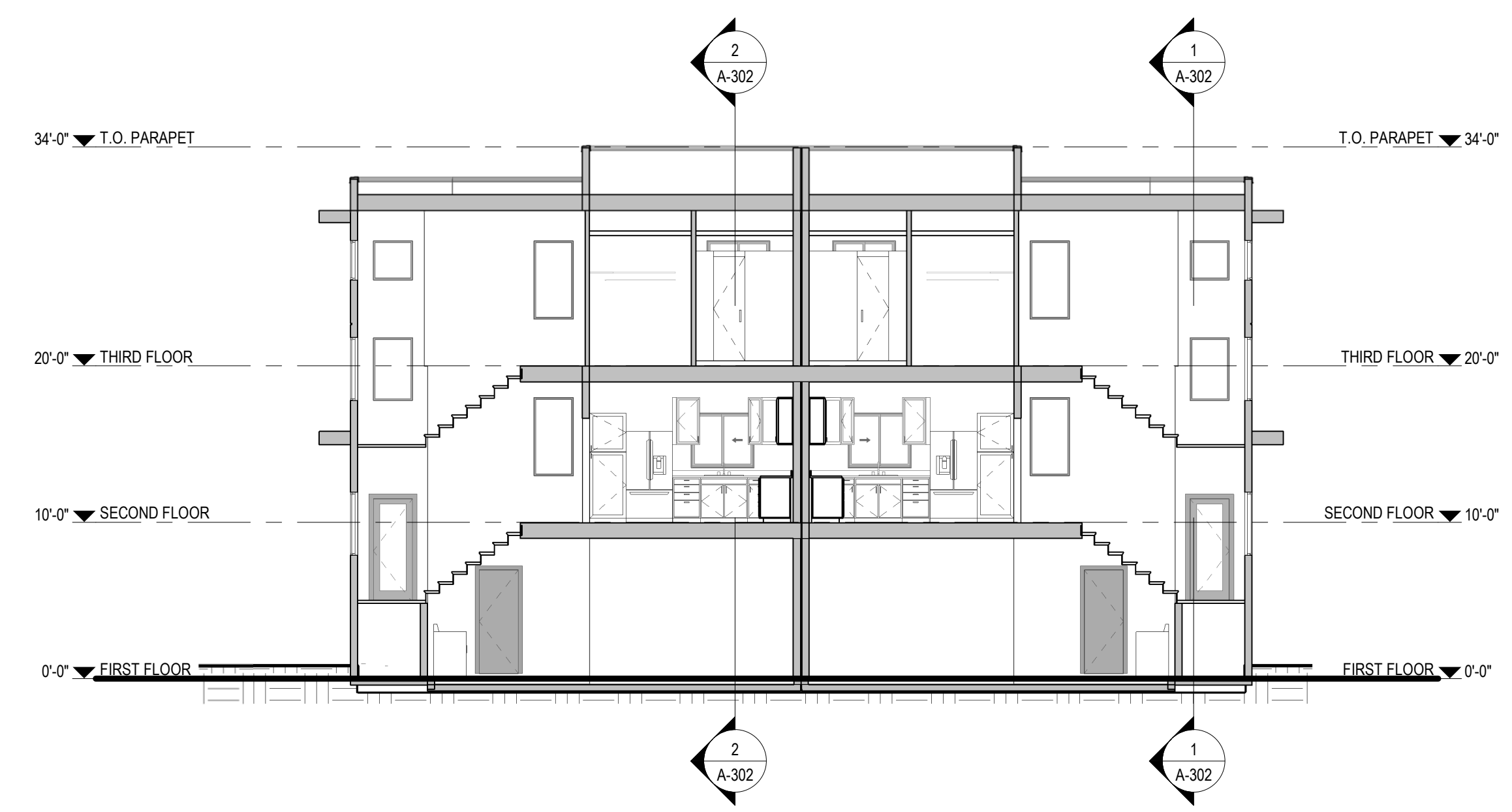
**1 TOWNHOUSE SECTION 1**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**2 TOWNHOUSE SECTION 2**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**4 TOWNHOUSE SECTION 4**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**5 TOWNHOUSE SECTION 5**  
Ref: A-105 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

Project No: \_\_\_\_\_ Project Number: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_  
Checked: \_\_\_\_\_ Checker: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Sheet Name:

**TOWNHOUS  
SECTIONS**

Scale: 1/8" = 1'-0"  
Sheet No:

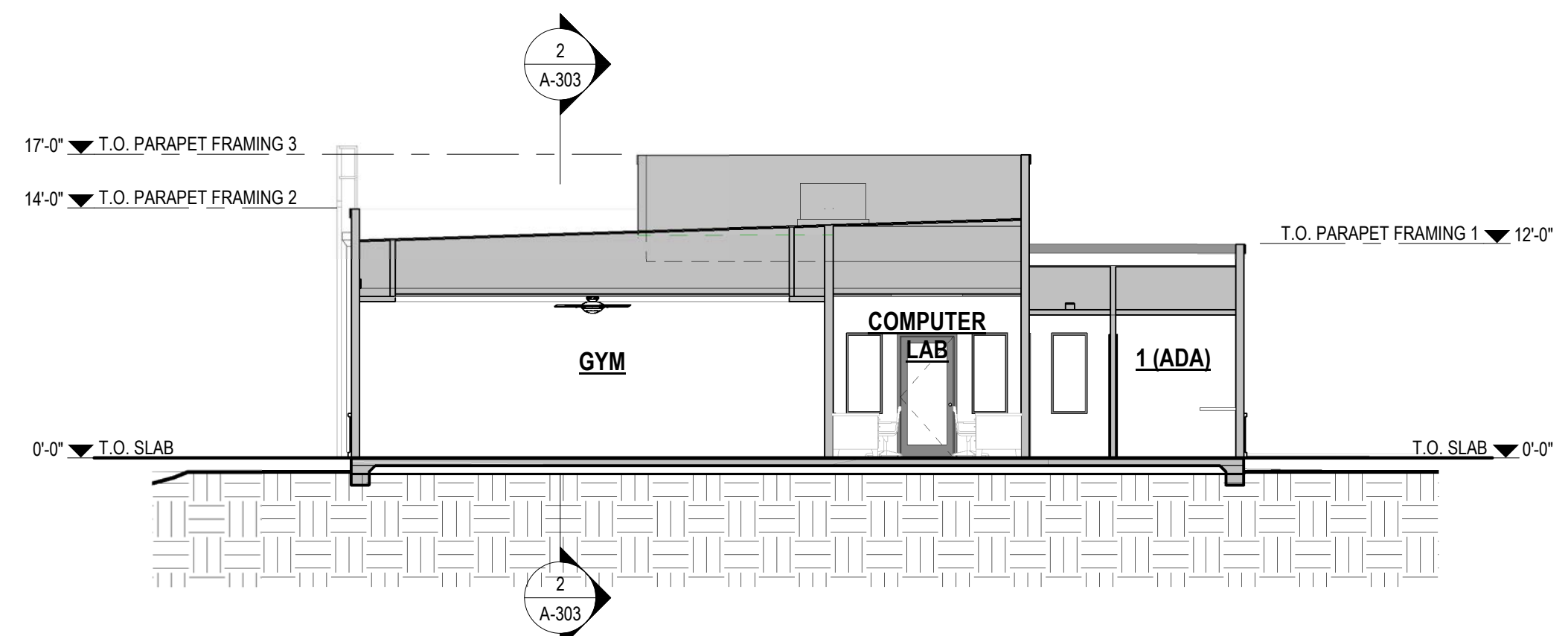
**A-302**



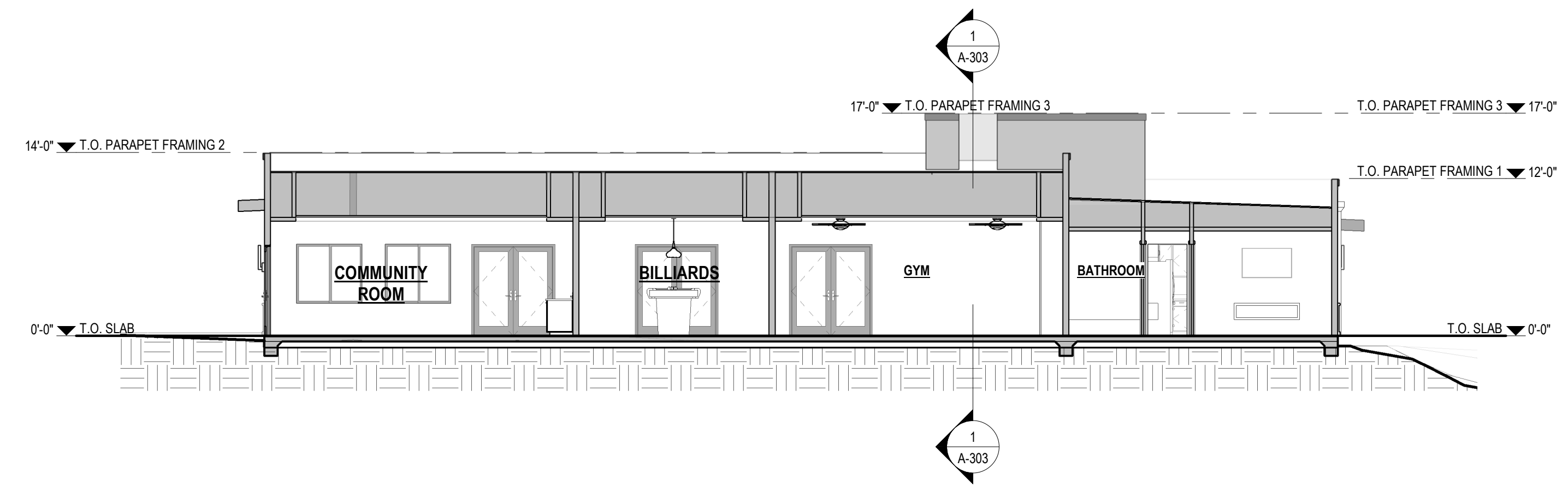
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

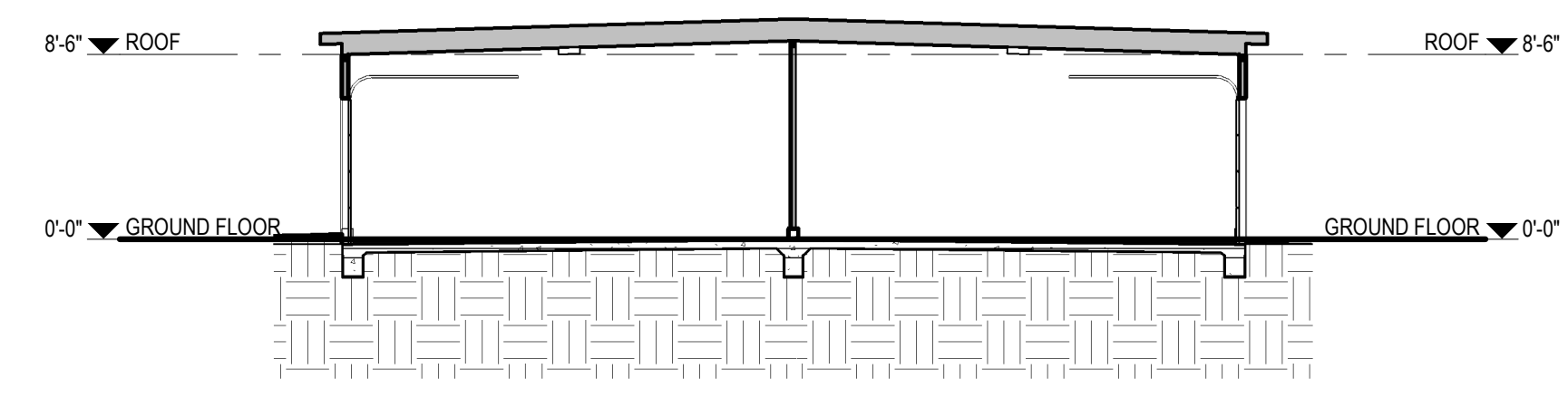
Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



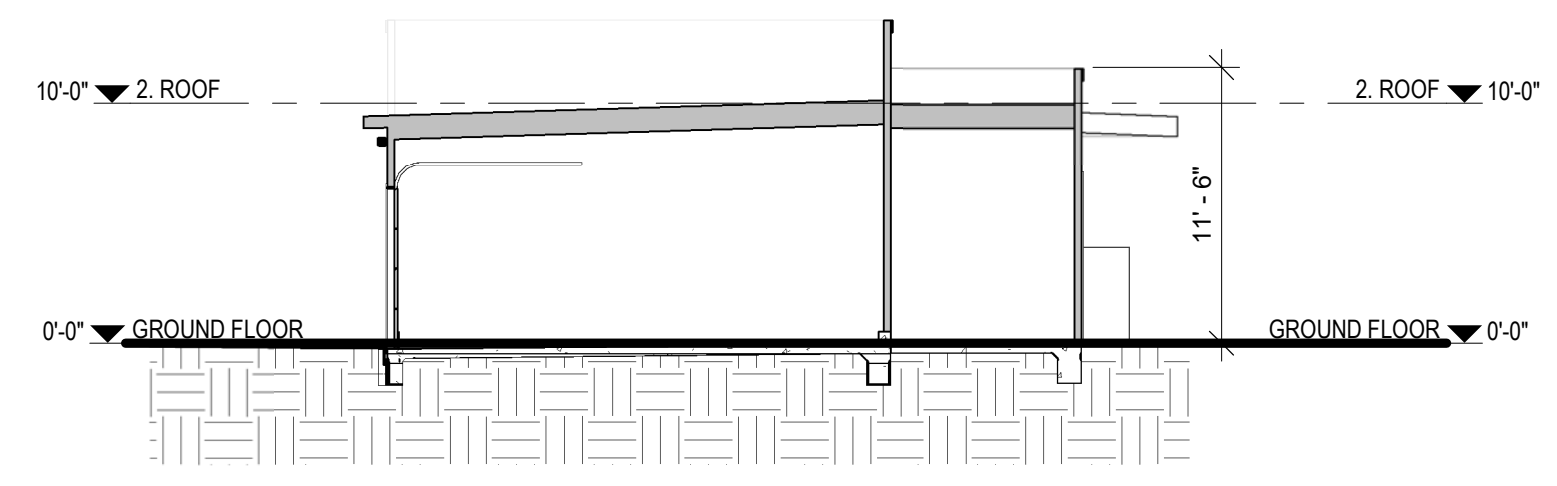
**1 MANAGER/ COMMUNITY SECTION 1**  
Ref: A-106 / Scale: 1/8" = 1'-0"



**2 MANAGER/ COMMUNITY SECTION 2**  
Ref: A-106 / Scale: 1/8" = 1'-0"



**3 GARAGE BUILDING SECTION**  
Ref: A-107 / Scale: 1/8" = 1'-0"



**4 GARAGE BUILDING 4 SECTION**  
Ref: A-107 / Scale: 1/8" = 1'-0"

NO	DATE	ISSUE
3	02-17-2021	PLANNING REV 3
2	10-27-2020	PLANNING REV 2

REVISION SCHEDULE

Project No: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Project Start Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_  
 Checked: \_\_\_\_\_ Checker: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Sheet Name: \_\_\_\_\_

**MANAGER/  
COMMUNITY  
& GARAGE  
SECTIONS**

Scale: 1/8" = 1'-0"  
Sheet No:

**A-303**

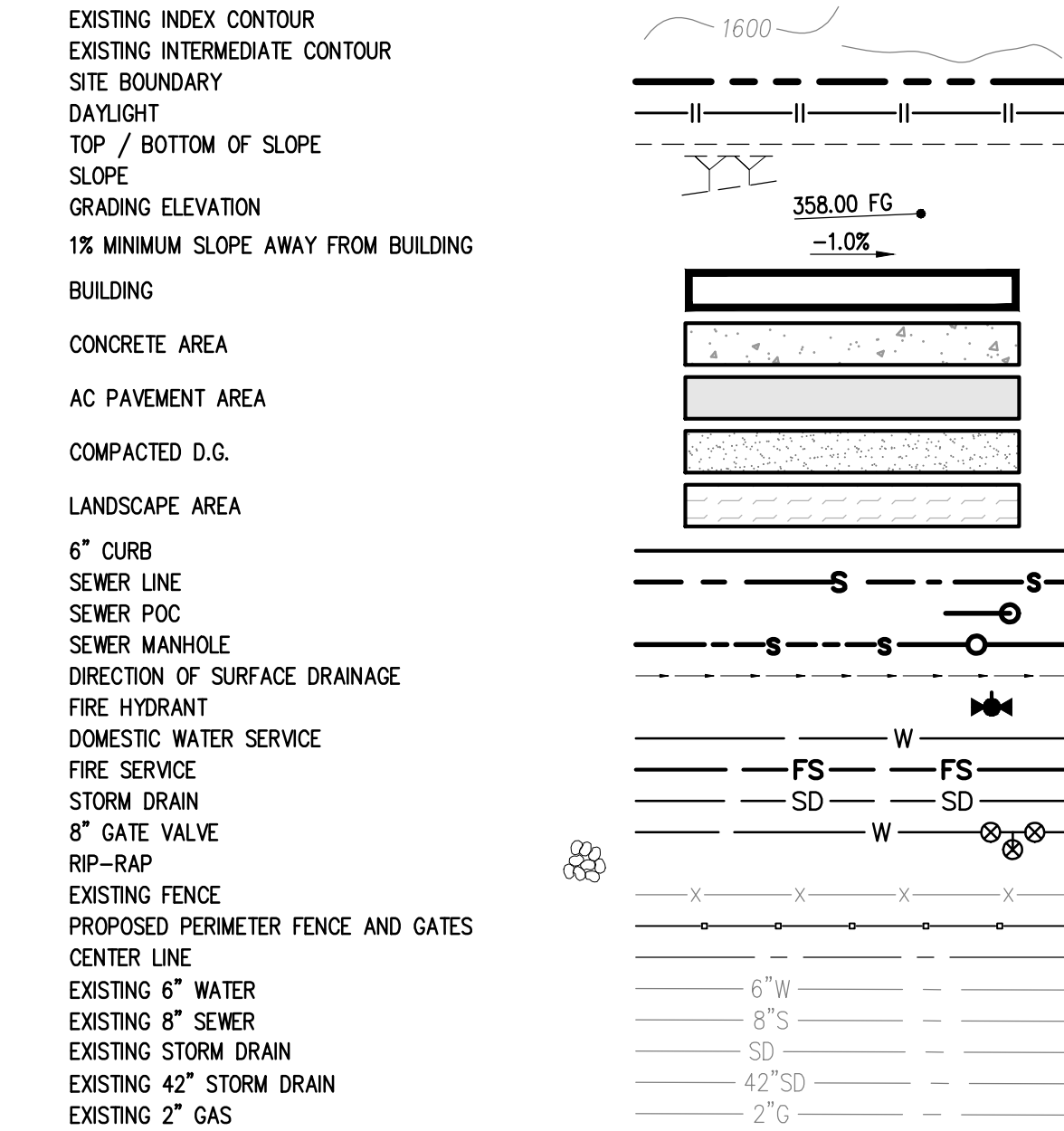
EASEMENT LEGEND

- A PARCEL A - PROPERTY IN QUESTION, FEE
B PARCEL B - PARCEL B1 - PROPERTY IN QUESTION, FEE
C PARCEL B - PARCEL B2 - EASEMENT
D EASEMENT FOR PIPE LINES IN 10/20/1920 BK536 PG470 OF DEEDS THE EXACT LOCATION OF THE EASEMENT CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
E EASEMENT FOR PUBLIC UTILITIES IN 12/20/1926 BK698 PG298, 12/21/1926 BK698 PG313 OF DEEDS, 12/20/1926 BK11 PG450 OF DEEDS, 12/04/1931 BK59 PG67 OF OFFICIAL RECORDS THE EXACT LOCATION OF THE EASEMENT CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
F EASEMENT FOR SEWER PIPELINE IN 10/15/1959 INST # 1959-88566 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT.
J EASEMENT FOR PUBLIC UTILITIES IN 08/24/1962 INST # 1962-80242 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT.
1 PROPOSED STORM DRAIN EASEMENT
2 PROPOSED SEWER EASEMENT TO ECSD

CONSTRUCTION NOTES

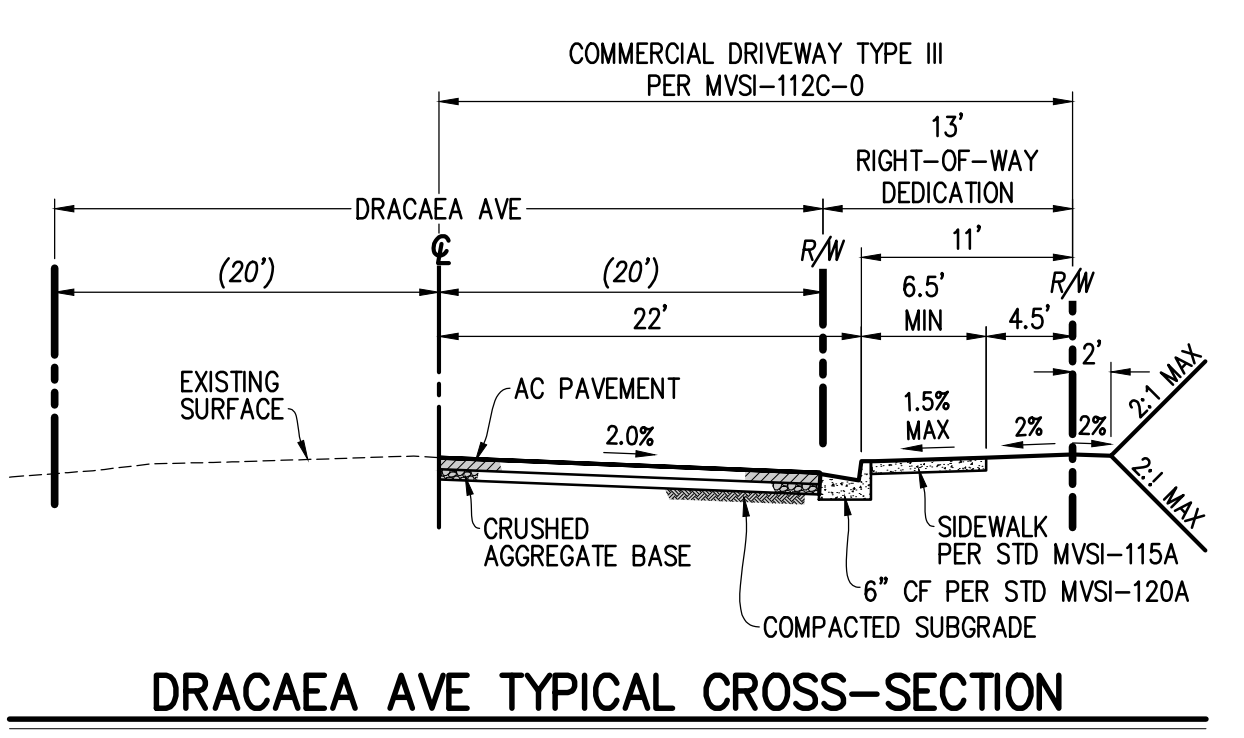
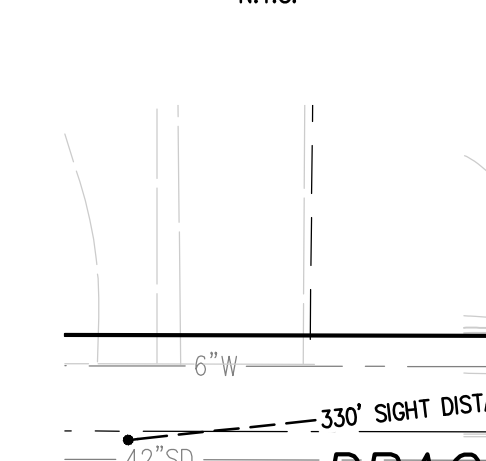
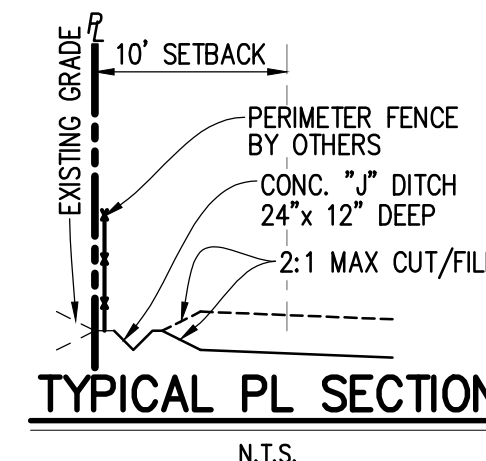
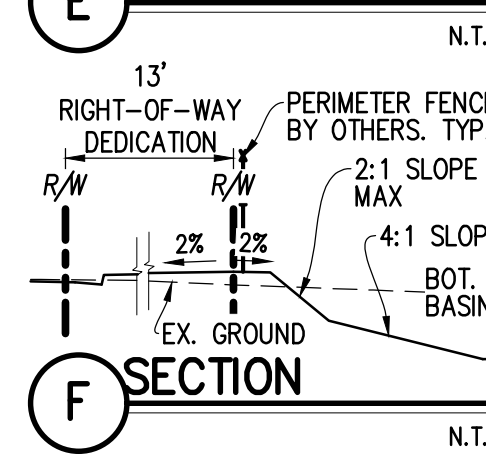
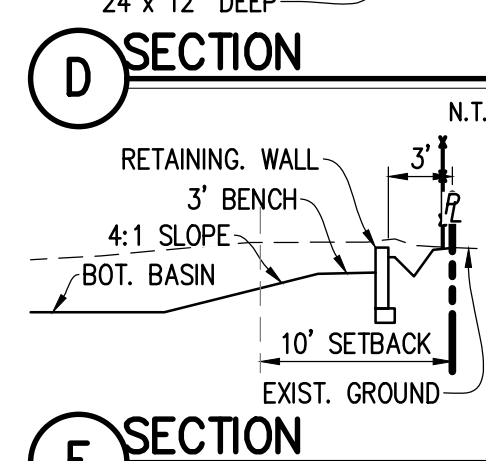
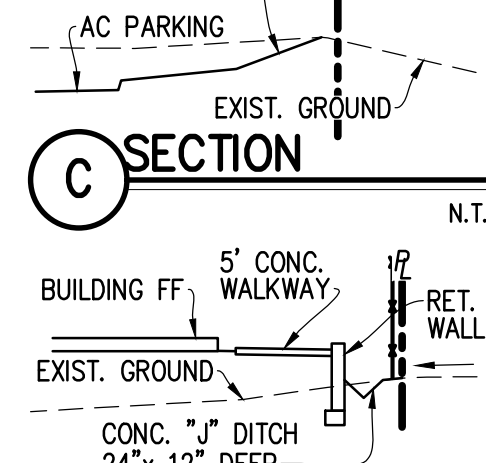
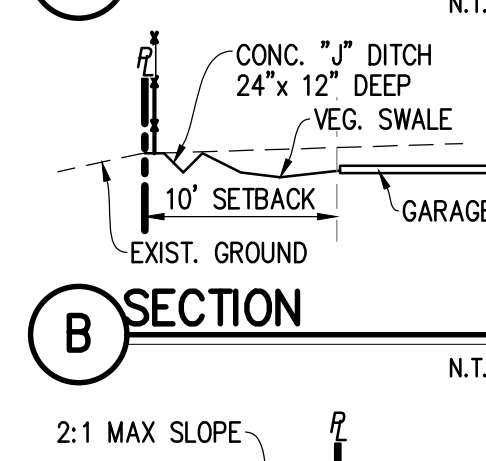
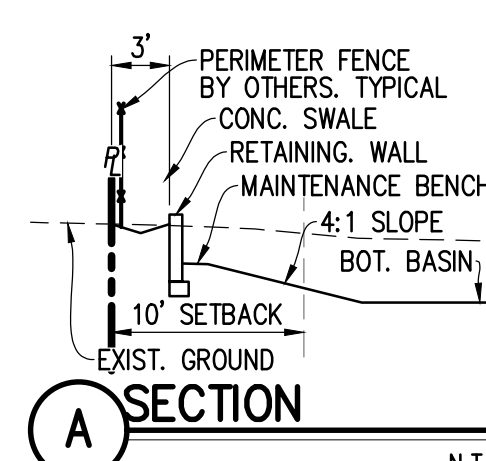
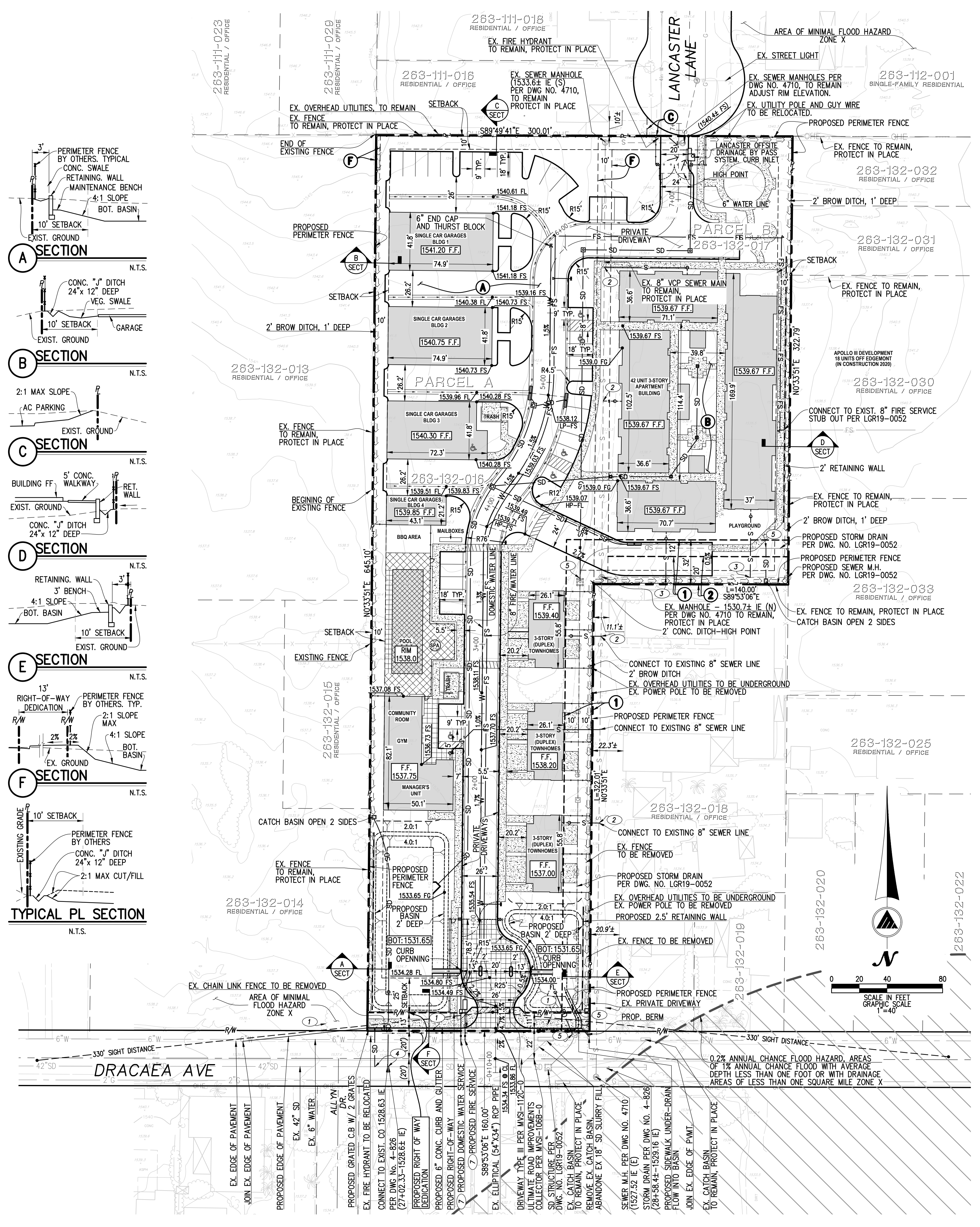
- 1 REMOVE EXISTING TREES
2 CONNECT TO EXISTING 8" SEWER MAIN PER DWG. NO. 4710
3 CONNECT TO PROPOSED 8" SEWER MAIN PER DWG. NO. LGR19-0052
4 CONNECT TO EXISTING STORM DRAIN PER DWG. NO. 4-826
5 CONNECT TO PROPOSED 18" STORM DRAIN PER DWG. NO. LGR19-0052
6 CONNECT TO PROPOSED 6" FIRE/WATER LINE PER DWG. NO. LGR19-0052
7 CONNECT TO EXISTING 6" WATER LINE

LEGEND



ABBREVIATIONS:

Table with two columns of abbreviations and their corresponding full names, including terms like AB AGGREGATE BASE, AC ASPHALT CONCRETE, APN ASSESSOR PARCEL NUMBER, etc.



- PUBLIC UTILITIES & SERVICES:
ELECTRICITY: MORENO VALLEY ELECTRIC UTILITY | 951.413.3502
NATURAL GAS: THE GAS COMPANY | 800.427.2200
COMMUNICATIONS: FRONTIER | 855.296.5094, SPECTRUM | 855.757.7328, AT&T | 800.310.2355 (RESIDENTIAL), 800.750.2355 (COMMERCIAL)
TRASH SERVICE: WASTE MANAGEMENT OF INLAND VALLEY | 800.423.9986
WATER: BOX SPRING MUTUAL WATER COMPANY | 951.653.6419
SEWER: EDMONTON COMMUNITY SERVICES DISTRICT | 951.784.2632
SCHOOLS: MORENO VALLEY UNIFIED SCHOOL DISTRICT | 951.571.7500

- TOPOGRAPHY AND SURVEY:
SOURCE OF TOPOGRAPHY: PHOTO GEODETIC CORP. DATE: 01-02-2020
SUPPLEMENTAL SURVEY: MASSON & ASSOC. INC. DATE: 12-30-2019
BENCHMARK: CITY OF RIVERSIDE BENCHMARKS: POINT ID = GPS-66, 1929 ELEVATION = 1594.281
DESCRIPTION: 2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE LINE BETWEEN POINT 7010 AND POINT 3001 PER RECORD OF SURVEY R.S. 89/67-76 BEING: N5826°52'W

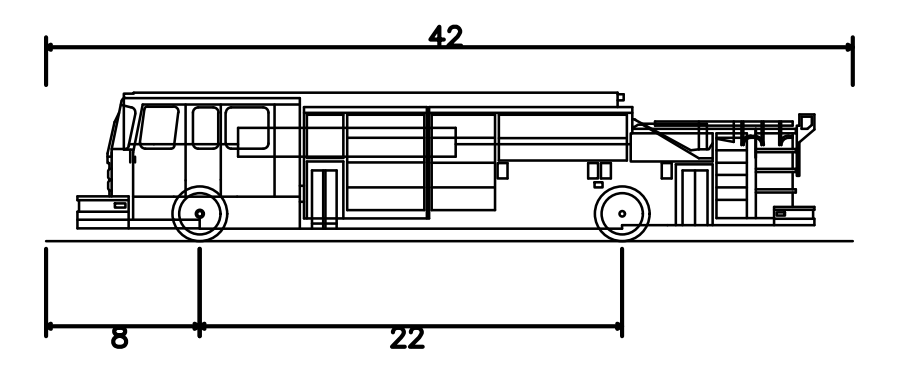
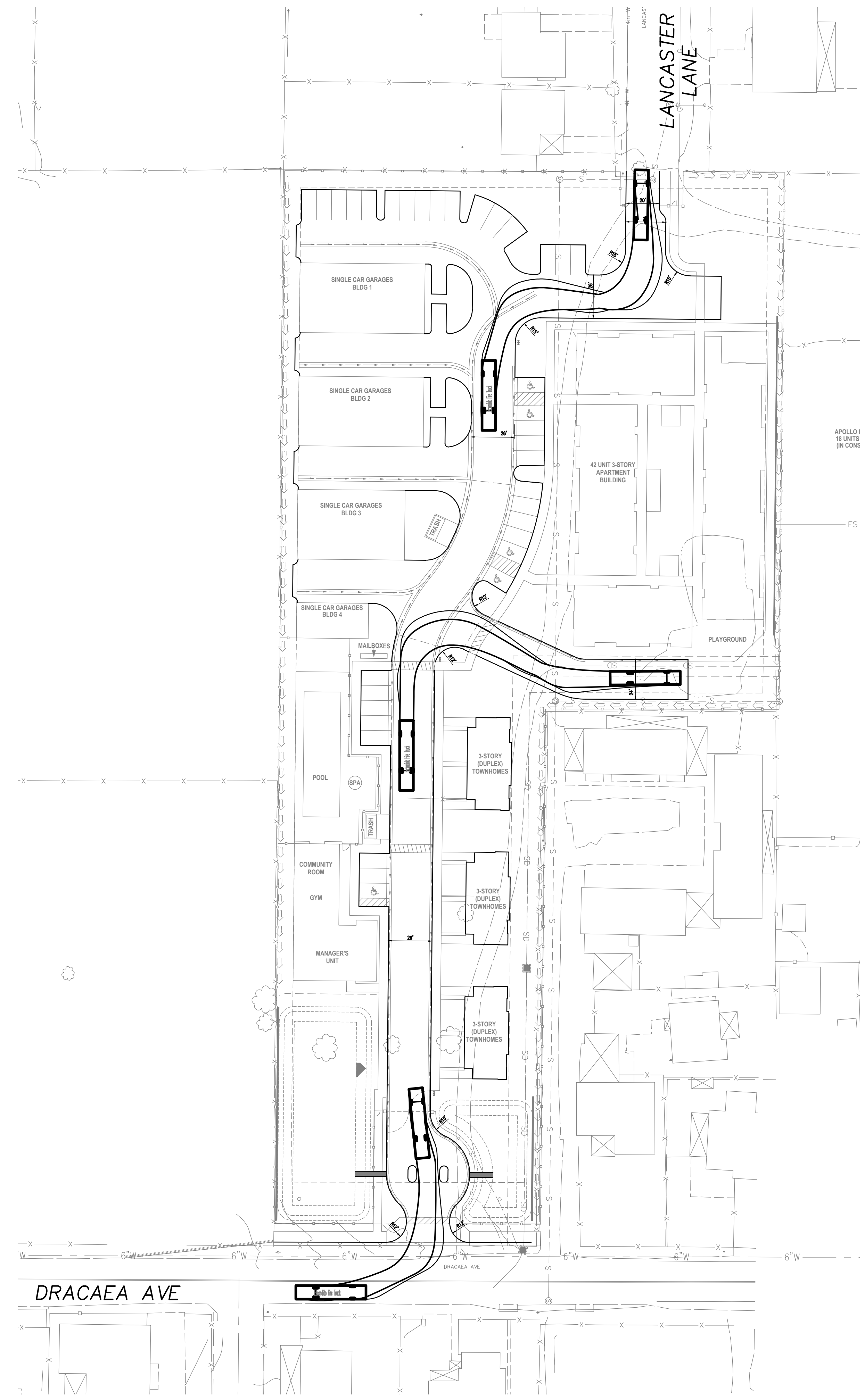
PRELIMINARY GRADING PLAN FOR APOLLO IV - DRACAEA MORENO VALLEY, CA. Includes a vicinity map showing the project site location.

PROJECT DESCRIPTION: CONSTRUCTION OF APARTMENTS AND PARKING. PROPERTY ADDRESS: 21644 DRACAEA AVENUE, MORENO VALLEY, CA 92553. PREPARED BY: Planning & Engineering Solved. MASSON & ASSOCIATES, INC. Includes project details and contact information.

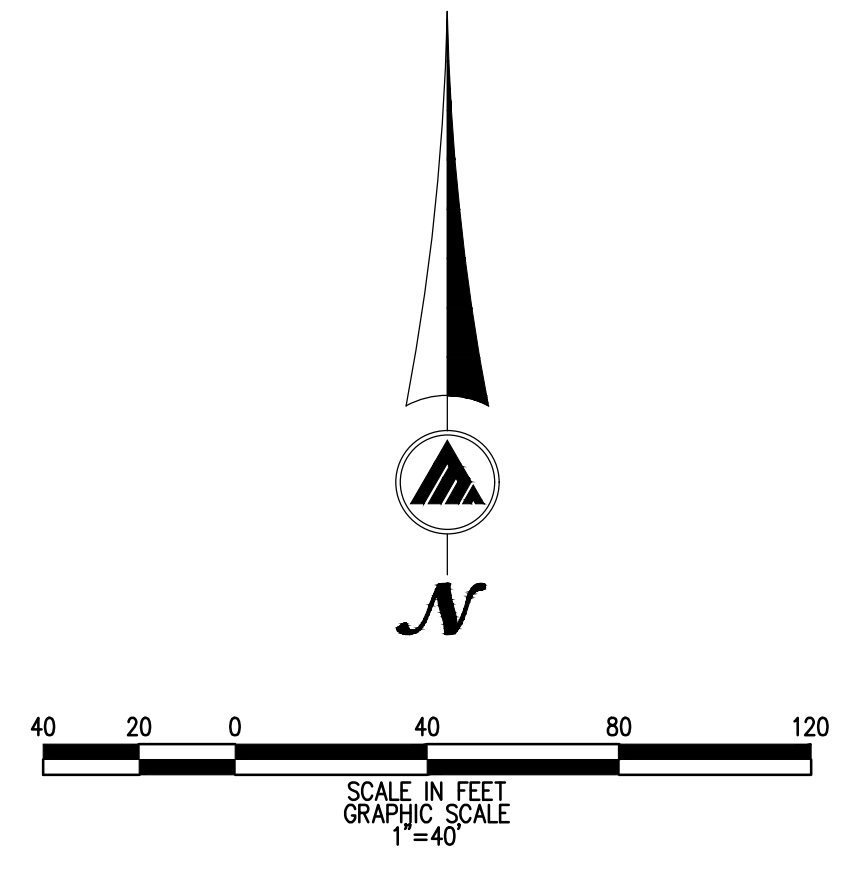


Attachment: Project Plans (4993) : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.





Escondido Fire Truck  
 Overall Length  
 Overall Width  
 Overall Body Height  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Max Wheel Angle



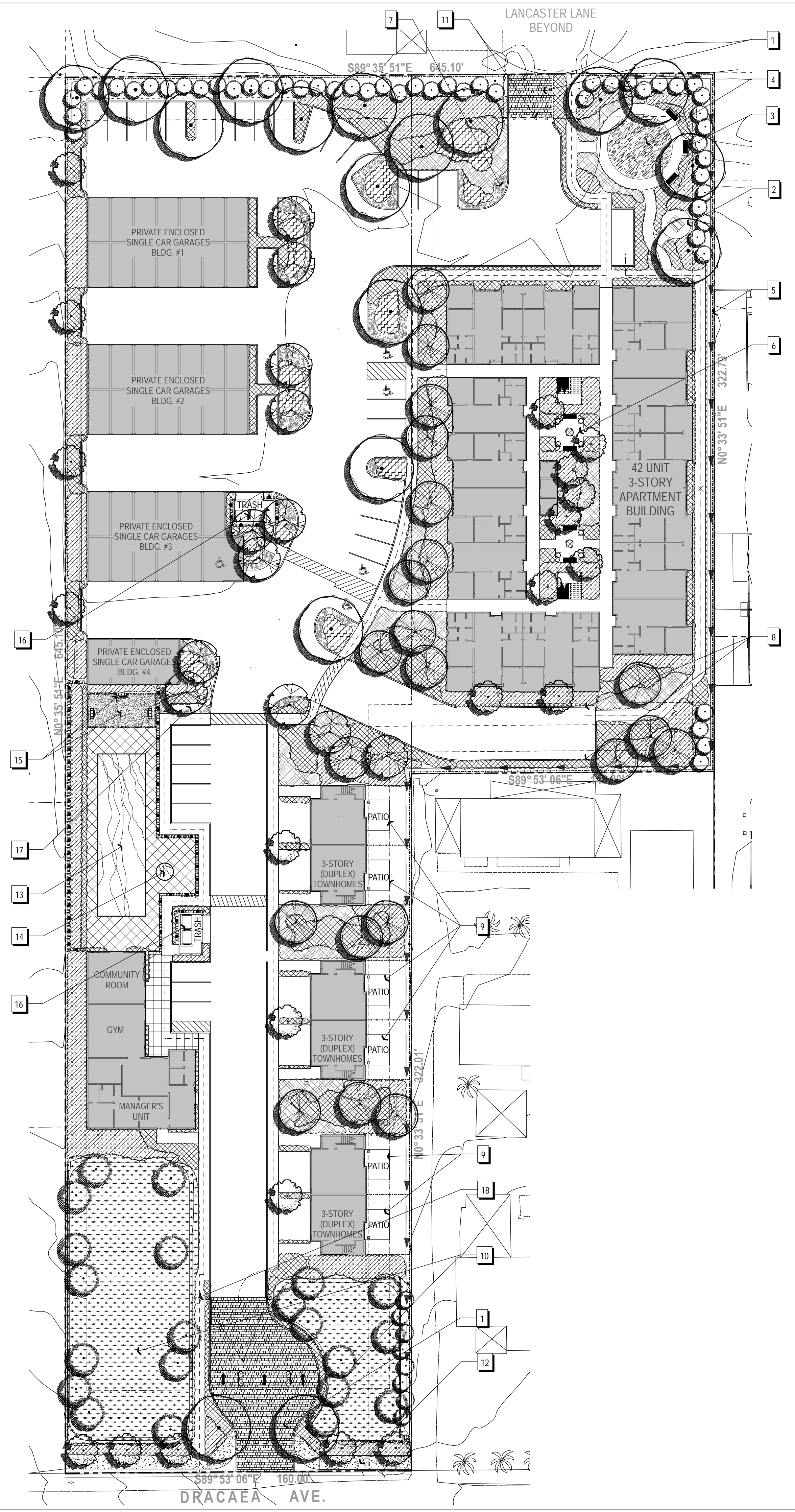
**FIRE TRUCK TURN RADIUS EXHIBIT**  
**APOLLO IV- DRACAEA**  
 MORENO VALLEY, CA

Planning ▲ Engineering ▲ Surveying Solved.  
**MASSON**  
 & ASSOCIATES, INC.  
 200 E. Washington Ave., Suite 200  
 Escondido, CA 92025  
 O. 760.741.3570  
 F. 760.741.1786  
 www.masson-assoc.com

DO NOT SCALE DRAWINGS.  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4893 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



**PLAN KEYNOTES**

- 1 ENHANCED PAVING AT DRIVEWAY ENTRIES, TYPICAL
- 2 PICNIC TABLE WITH PAVED SURFACE AREA
- 3 BENCH SEATING, TYPICAL
- 4 TOT LOT
- 5 SITE FENCING, TYPICAL
- 6 COURTYARD TERRACE WITH BENCH SEATING AND RAISED POTTED PLANT PEDESTALS
- 7 DECORATIVE RIVER ROCK GROUND COVER ACCENTS, TYPICAL
- 8 FIRE DEPARTMENT ACCESS ROAD
- 9 PRIVATE REAR YARD PATIOS AND LANDSCAPING
- 10 BIO-RETENTION BASIN, TYPICAL
- 11 FIRE DEPARTMENT ACCESS ONLY. PROVIDE FIRE DEPARTMENT BOLLARDS TO PREVENT RESIDENTIAL TRAFFIC
- 12 PUBLIC CITY SIDEWALK, TYPICAL
- 13 SWIMMING POOL
- 14 SPA
- 15 BARBECUES WITH SEATING AREAS, PAVING TO BE DECOMPOSED GRANITE
- 16 TRASH ENCLOSURE
- 17 CLUSTER STYLE MAILBOX STRUCTURE
- 18 PEDESTRIAN ACCESS GATE

**\* SEE SHEET L-1.1 FOR PRELIMINARY PLANT LEGEND**

NO	DATE	ISSUE
1	DATE 1	PLANNING REV 1

REVISION SCHEDULE

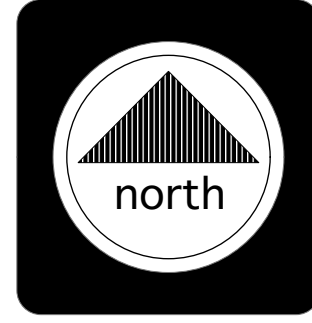
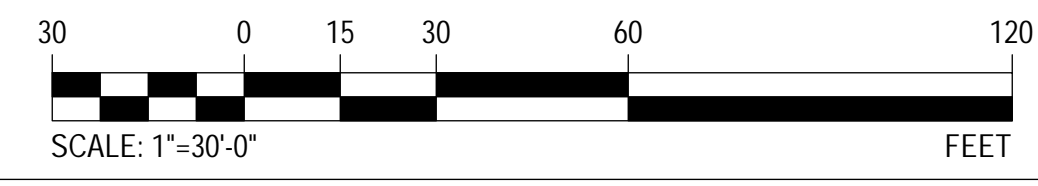
Project No: 20-00  
 Project Start Date: 03/26/20  
 Drawn: JS  
 Checked: JS  
 Revision:  
 Sheet Name:



**PRELIMINARY  
LANDSCAPE  
PLAN**

Scale:  
Sheet No:

L-1.0



DO NOT SCALE DRAWINGS.  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

Attachment: Project Plans (4993 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

**PRELIMINARY PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
<b>TREE - Large Canopy Shade (Deciduous)</b>					
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	60" BOX	350"	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	60" BOX	300"	
<b>TREE - Flowering Accent (Deciduous and Evergreen)</b>					
	LAGERSTROEMIA INDICA 'TUSKEGEE'	CRAPE MYRTLE TREE	24" BOX	120"	
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY	24" BOX	250"	
	CORDIA BOISSIERI	CORDIA BOISSIERI	24" BOX	100"	
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	200"	
<b>TREE - Small Scale Project (Deciduous and Evergreen)</b>					
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	200"	
	PROSOPIS X PHOENIX	THORNLESS MESQUITE	24" BOX	200"	
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	250"	
	LAURUS 'SARATOGA'	SWEET BAY	24" BOX	150"	
	ERIOBOTRYA DEFLEXA 'COPPERTONE'	NO COMMON NAME	24" BOX	150"	
	ROBINIA X AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	15 GAL.	250"	
	AGONUS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	24" BOX	150"	
	PRUNUS ILLICIFOLIA LYONII	CATALINA CHERRY	24" BOX	200"	
	ACACIA STENPHYLLO	SHOESTRING ACACIA	24" BOX	150"	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	24" BOX	200"	
	<b>TREES - Biodetention Basin</b>				
		CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL.	150"
<b>SHRUBS - Large Scale Screening and Accent</b>					
	CORDIA PARVIFLORA	LITTLE LEAF CORDIA	5 GAL.		
	TECOMA STANS	YELLOW BELLS	5 GAL.		
	LAURUS NOBILIS	SWEET BAY	5 GAL.		
	PRUNUS ILLICIFOLIA	HOLLYLEAF CHERRY	5 GAL.		
	GREVILLEA 'RED HOOKS'	NO COMMON NAME	5 GAL.		
	TECOMA 'CRIMSON FLARE'	CRIMSON FLARE	5 GAL.		
	SALVIA CANARIENSIS	CANARY ISLAND SAGE	5 GAL.		
	<b>SHRUBS - Small Scale Accent</b>				
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.		
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.		
	ILEX VOMITORIA 'NANA'	DWARF YAUPON	5 GAL.		
	LOBELIA LAXIFLORA	MEXICAN BUSH LOBELIA	1 GAL.		
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	1 GAL.		
	GREVILLEA ROSMARINIFOLIA 'SCARLET SPRITE'	GREVILLEA SCARLET SPRITE	5 GAL.		
	ACACIA REDOLENS 'DESERT CARPET'	ACACIA	1 GAL.		
	RUELLIA BRITTONIANA	MEXICAN PETUNIA	5 GAL.		
	SALVIA CHAMAEDRYOIDES	BLUE SAGE	1 GAL.		
	SENNA ARTEMISIOIDES	FEATHER CASSIA	5 GAL.		
	PEROVSKIA ANTRIPPLICIFOLIA	RUSSIAN SAGE	1 GAL.		
	SALVIA CHAMAEDRYOIDES	SKY BLUE SAGE	1 GAL.		
	LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'	TEXAS SAGE	5 GAL.		
	WESTRINGIA FRUITICOSA 'MUNDI'	LOW COAST ROSEMARY	5 GAL.		
	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL.		
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.		
	MANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	5 GAL.		
	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	1 GAL.		
	ROSA SPP.	ROSE BUSH	5 GAL.		
	PHLOMIS FRUITICOSA	JERUSALEM SAGE	5 GAL.		
	PITTIOSPORUM 'CRASSIFOLIUM 'COMPACTUM'	NO COMMON NAME	5 GAL.		
	WESTRINGIA FRUITICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL.		
	POLYGALA 'PETITE BUTTERFLY'	DWARF SWEET PEA SHRUB	5 GAL.		
	MYRTUS COMMUNIS 'COMPACTA'	VARIEGATED DWARF MYRTLE	5 GAL.		
	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GAL.		
	EREMOPHILA MACULATAEREMOPHILA MACULATA	EMU BUSH	5 GAL.		
	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL.		
	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.		
	CUPHEA HYSSOPIFOLIA	FALSE HEATHER	1 GAL.		
	<b>FLOWERING PERENNIALS AND GRASSES</b>				
		RUELLIA BRITTONIANA 'KATIE'	DWARF RUELLIA	1 GAL.	
		KNIPHOFIA UVARIA 'FLAME'	RED HOT POKER	1 GAL.	
TEUCRUM CHAMAEDRY'S		GERMANDER	1 GAL.		
HEMEROCALLIS SPP		DAYLILY	1 GAL.		
MUHEMBERGIA CAPILLARIS 'REGAL MIST'		PINK MUHLY	1 GAL.		
PENNISETUM MESSAICUM		RED BUNNY TAILS	1 GAL.		
LOBELIA LAXIFLORA		ORANGE TORO BELLS	1 GAL.		
ERIGERON KARVINSKIANUS		SANTA BARBARA DAISY	1 GAL.		
GERANIUM CANTABRIDGENSIS 'BIKOWA'		PINK MOUNTAIN GERANIUM	1 GAL.		
TARGETES LEMMONII		MEXICAN MARRIGOLD	1 GAL.		
ACHILLEA MILLEFOLIUM 'MOONSHINE'		YELLOW YARROW	1 GAL.		
GAURA LINDHEIMERI		GAURA	1 GAL.		
TULBAGIA FRAGRANS		SWEET SOCIETY GARLIC	1 GAL.		
NEPETA X FASSENII 'WALKER'S LOW'		WALKER'S LOW CATMINT	1 GAL.		
KNIPHOFIA UVARIA 'BLAZE'		ORANGE FLAME POKER PLANT	5 GAL.		
DIETES GRANDIFLORA 'VARIEGATA'		STRIPPED FORTNIGHT LILY	5 GAL.		
LOMANDRA LONGIFOLIA 'BREEZE'		NO COMMON NAME	1 GAL.		
PHORMIUM 'BLACK ADDER'		BLACK NEW ZEALAND FLAX	5 GAL.		
PENNISETUM ADVENTA		PURPLE FOUNTAIN GRASS	1 GAL.		
BOUTELOUA GRACILIS 'BLOND AMBITION'		BLOND AMBITION BLUE GRAMMA	1 GAL.		
DIANELLA REVOLUTA 'LITTLE REV'		DWARF FLAX LILY	1 GAL.		

<b>SUCCULENTS AND CACTI</b>					
	BULBINE FRUTESCENS 'TINY TANGERINE'	TANGERINE STALKED BULBINE	1 GAL.		
	BESCHOMERIA YUCCOIDES	AMOLE	5 GAL.		
	AGAVE PARRYI VAR. TRUNCATA	NO COMMON NAME	5 GAL.		
	AGAVE OVATIFOLIA 'FROSTY BLUE'	WHALE'S TONGUE AGAVE	5 GAL.		
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.		
CRASSULA ARBORESCENS 'RIPPLE JADE'	RIPPLE JADE	5 GAL.			
<b>BIOSWALE AND DETENTION BASIN PLANTINGS</b>					
	SISYRINCHIUM CALIFORNICUM	GOLDEN EYED GRASS	2" PLUGS		
	CAREX TUMULICOLA	BERKELEY SEDGE	2" PLUGS		
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL.		
	LEYMUS CONDENSATUS 'CANYON PRINCE'	GIANT WILD RYE	1 GAL.		
	ARTEMISIA DOUGLASSIANA	MUGWORT	1 GAL.		
	MISCANTHUS SINEENSIS 'ADAGIO'	ADAGIO	1 GAL.		
CAREX BUCHAMANI	LEATHER LEAF SEDGE	1 GAL.			
<b>VINES</b>					
	JASMINUM MESNYI	PRIMROSE JASMINE	5 GAL.		
	ANTIGONON LEPTOPUS	CORAL VINE	5 GAL.		
	GELSEMIUM SEPEVIRENS	CAROLINA JASSAMINE	5 GAL.		
	ROSA SPP.	CLIMBING ROSE	5 GAL.		
	HARDENBERGIA 'HAPPY WAUNDERER'	LILAC VINE	5 GAL.		
	<b>GROUND COVERS - Organic</b>				
	DYMONDIA MARGARETAE	SILVER CARPET	FROM FLATS		
	BACCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	FROM FLATS		
	LAMPFRANTHUS SPECTABILIS	TRAILING ICE PLAN	FROM FLATS		
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL.		
KURAPIA SPP.	KURAPIA	SOD			
<b>GROUND COVERS - Inorganic</b>					
	3'-6" RIVER ROCK COBBLE				

NO.	DATE	ISSUE
1	DATE 1	PLANNING REV 1

**REVISION SCHEDULE**

Project No: 20-00  
Project Start Date: 03/26/2  
Drawn: JS:  
Checked: JS:  
Revision:  
Sheet Name:

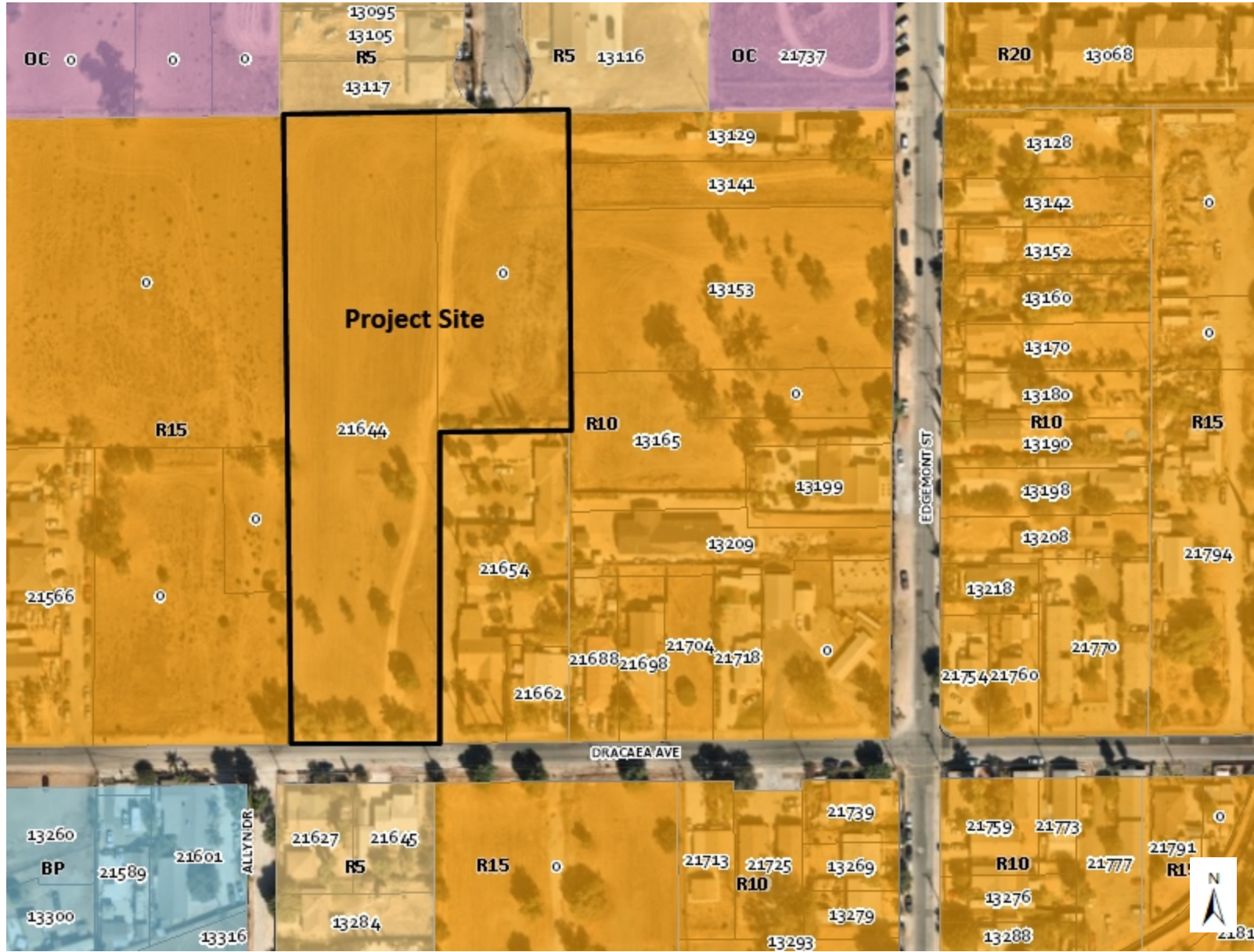
**PLANT LEGEND**

Scale:  
Sheet No:

L-1.1



# PEN20-0057 Zoning



### Legend

#### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

#### Road Labels

- Parcels
- City Boundary

Image Source: Nearmap

### Notes:

APNs: 263132016 and 263132017

315.5 0 157.74 315.5 Feet

*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.*

Attachment: Zoning (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)

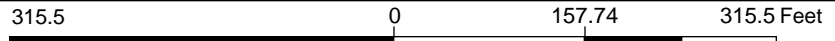
# PEN20-0057 Aerial Photograph



- Legend**
- Public Facilities
    - Public Facilities
    - ★ Fire Stations
  - Parcels
  - ⊞ City Boundary

Image Source: Nearmap

**Notes:**  
APNs: 263132016 and 263132017



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Attachment: Aerial (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)



Attachment: Radius - 600 Foot (4293 : Plot Plan for a 49-unit multi-family residential development on 3.41 acres.)