



**City of Perris General Plan Housing Element Implementation Initial Study/MND
Mitigation Monitoring and Reporting Program**

Terms and Definitions:

1. **Project Proponent/Property Owner/Developer** – Owner or developer of a future development project in the City of Perris
2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.
3. **Implementation Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility Monitoring Party** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.
6. **Building Permit** – For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.



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Aesthetics	<u>AES-1: Prior to the City of Perris approving any development on any property that is adjacent to CA-74/4th Street, the development proponent shall submit a Scenic Resource Assessment to demonstrate that the development will not impact the eligibility of CA-74 to be listed as a State Scenic Highway.</u>	<u>At Submittal of Development Entitlement Application</u>	<u>City of Perris – Planning Division</u>	<u>Confirming that a Scenic Resource Assessment was submitted, and any impacts are mitigated</u>
Air Quality	<u>AQ-1: Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.</u>	<u>Prior to issuance of a building permit</u>	<u>City of Perris – Building Division</u>	<u>Confirming that this requirement is included in contractor specifications</u>
Air Quality	<u>AQ-2: All development projects greater than 19 single-family residential units, 40 multifamily residential units, or retail/commercial/industrial land uses greater than 45,000 square feet of floor space shall apply paints using either High Volume Low Pressure (HVLP) spray equipment or by hand application.</u>	<u>Prior to issuance of a building permit</u>	<u>City of Perris – Building Division</u>	<u>Confirming that this requirement is included in contractor specifications</u>
Air Quality	<u>AQ-3: Prior to issuance of any area grading permits, all applicants shall submit a traffic control plan that will describe in detail safe detours and provide temporary traffic control during construction activities.</u>	<u>Prior to issuance of a grading permit</u>	<u>City of Perris – Engineering Department</u>	<u>Approval of required traffic control plan</u>
Air Quality	<p><u>AQ-4: For all development projects, all applicants must abide by the South Coast Air Quality Management District’s Rule 404 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:</u></p> <ul style="list-style-type: none"> <u>• Development of construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;</u> <u>• Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;</u> <u>• Wash off trucks and other equipment leaving the site;</u> <u>• Replace ground cover in disturbed areas immediately after construction;</u> <u>• Keep disturbed/loose soil moist at all times;</u> <u>• Suspend grading activities when wind speeds exceed 25 miles per hour;</u> <u>• Enforce a 15 miles per hour speed limit on unpaved portions of the construction site.</u> 	<u>Prior to issuance of a grading permit</u>	<u>City of Perris – Building Division</u>	<u>Confirming that this requirement is included in contractor specifications</u>



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<u>Air Quality</u>	<u>AQ-5:</u> Prior to issuance of any grading permits, all Applicants shall submit evidence to the City of Perris that construction equipment is and will be properly maintained, including proper tuning and timing of engines.	<u>Prior to issuance of a grading permit</u>	<u>City of Perris – Building Division</u>	<u>Confirming that this requirement is included in contractor specifications</u>
<u>Air Quality</u>	<u>AQ-6:</u> Building and grading permits shall include a restriction to limit idling of construction equipment on site to no more than ten minutes.	<u>Prior to issuance of a grading permit and/or a building permit</u>	<u>City of Perris – Building Division</u>	<u>Confirming that this requirement is included in contractor specifications</u>
<u>Biological Resources</u>	<u>BIO-1:</u> At the time of development entitlement application submittal for individual Housing Opportunity Sites, the Project proponent/developer will submit a biological resources assessment for review by the City. The biological resources assessment will be prepared by a qualified biologist, and will be based on a records search and the survey requirements of the Western Riverside County MSHCP. The biological resources assessment shall also include an evaluation of the project consistency with the MSHCP, Perris Municipal Code Section 19.71.010, and shall identify measures to reduce all potential impacts to sensitive biological resources to less than significant levels. The Project proponent/developer shall implement all identified measures to reduce any potential impacts to less than significant levels.	<u>Prior to issuance of a grading permit</u>	<u>City of Perris – Planning Division</u>	<u>Confirming that a site-specific biological resources assessment prepared by a professional biologist was submitted</u>
<u>Cultural Resources</u>	<u>CUL-1:</u> -At the time of development entitlement application submittal for Housing Opportunity Sites 3.1 and/or 3.3, the Project proponent/developer shall submit a historic built resource evaluation for existing built resources over 45 years of age. The report shall be prepared by a qualified historic preservation consultant meeting the Secretary of the Interior’s Professional Standards for History or Architectural History (U.S. Department of Interior, 2012).	<u>At Submittal of Development Entitlement Application</u>	<u>City of Perris – Planning Division</u>	<u>Confirming that a Historic Built Resource Evaluation prepared by a qualified historic preservation consultant was submitted</u>
<u>Cultural Resources</u>	<u>CUL-2:</u> At the time of development entitlement application submittal, the Project proponent/developer shall submit a site-specific Phase 1 cultural resources assessment archaeological sensitivity assessment for review by the City for any Housing Opportunity Site with moderate or high cultural sensitivity. The Phase 1 assessment shall be prepared by a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The purpose of the Phase 1 study shall be to identify potential archaeological and cultural resources that are older than 45 years of age that may be affected by the proposed Project, conduct an intensive archaeological survey of all accessible areas of the Project, provide an inventory of all recorded archaeological and cultural resources located within the boundaries and a one-mile radius, conduct preliminary Native	<u>At Submittal of Development Entitlement Application</u>	<u>City of Perris – Planning Division</u>	<u>Confirming that a site-specific Phase 1 Cultural Resources Assessment Archaeological Sensitivity Assessment prepared by a professional archaeologist was submitted</u>



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	<p>American scoping activities as required, and provide recommendations for avoidance and/or mitigation for proposed impacts to archaeological and cultural resources.</p>			
<p>Cultural Resources</p>	<p>CUL-3: Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project Site or within the off-site Project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>The Project proponent/developer shall also enter into an agreement with either the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.</p> <p>The agreement between the proponent/developer and the Luiseño tribe shall include, but not be limited to:</p> <ul style="list-style-type: none"> • An agreement that artifacts will be reburied on-site and in an area of permanent protection; 	<p align="center">Prior to Issuance of Grading Permits</p>	<p align="center">City of Perris – Planning Division</p>	<p align="center">Confirming that a professional archaeologist that meets the listed criteria has been retained for monitoring</p> <p align="center">Confirming that the Project proponent/developer has entered an agreement with either the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist</p> <p align="center">Submittal of a report of findings filed with the City of Perris Planning Division, the <u>South Coastal Information Center</u>, affiliated with <u>San Diego State University</u> <u>University of California, Riverside, Eastern Information Center (EIC)</u>, and the <u>Luiseño-Native American</u> tribe(s) involved with the Project</p>



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	<ul style="list-style-type: none"> • Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist; • Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and • The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation. <p>The project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p>In the event that archaeological resources are discovered at the Project Site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any Native American artifacts are identified when Luiseño tribal representative is not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and Luiseño tribal representative will be notified. The designated Luiseño tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts. <u>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division, the Soboba Band of</u></p>			



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	<p><u>Luiseño Indians, and the Pechanga Band of Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians or the Pechanga Band of Indians shall be retained to assist the Project archaeologist in the significance determination of the Native American resource as deemed possible. The designated Native American tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Native American tribe. If the find is determined to be of sacred or religious value, the Native American tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</u></p> <p>In the event that human remains are discovered at the Project Site or within the off-site Project improvement areas, Mitigation Measure CUL-4 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p><u>Native American artifacts that are relocated/reburied at the Project Site shall be subject to a fully executed relocation/reburial agreement with the assisting Native American tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the Project archaeologist.</u></p> <p><u>Native American artifacts that cannot be avoided or relocated at the Project Site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</u></p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated <u>Luiseño Native American</u> representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined</p>			



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	<p>by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the South Coastal Information Center, affiliated with San Diego State University, University of California, Riverside, Eastern Information Center (EIC) and the Luiseño-Native American tribe(s) involved with the Project.</p>			
<p>Cultural Resources</p>	<p>CUL-4: In the event that human remains (or remains that may be human) are discovered at the Project Site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño-Native American tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño-Native American tribal representative(s) at the Project Site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the Project Site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Project Site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials will shall be proprietary and not disclosed to the general public. The locations will shall be documented by the consulting Project archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Coastal Information Center, affiliated with San Diego State University Eastern Information Center (EIC).</p>	<p>During Construction Activities in the event that human remains (or remains that may be human) are discovered</p>	<p>City of Perris – Building Inspectors Planning Division</p>	<p>The Project proponent shall inform the Riverside County Coroner and the City of Perris Planning Division immediately.</p> <p>A report of findings will be filed with the South Coastal Information Center, affiliated with San Diego State University EIC.</p>
<p>Geology and Soils</p>	<p>GEO-1: Prior to the issuance of grading permits for site-specific development within the Project Sites, the Project proponent/developer shall submit to and receive approval from the City for a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris – Planning Division</p>	<p>Submittal and approval of a Paleontological Resource Impact Mitigation Monitoring Program</p>



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	<p>any ground disturbing activities (including but not limited to grading, trenching, foundation work) <u>within Housing Opportunity Area sites 6, 7, or 8, and</u> that either 1) exceed three (8) feet below the pre-grade surface in Housing Opportunity Area sites <u>1 through 5 and 9 through 12</u> with late Pleistocene to Holocene young alluvial valley deposit soils or 2) have early to middle Pleistocene very old alluvial fan deposits and middle to late Pleistocene old alluvial fan deposit soils.</p> <p>Selection of the paleontologist to implement the PRIMMP for each site-specific development shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p> <p>In the event of unanticipated paleontological discoveries during construction, all work within 25 feet of the discovery should be halted until the find has been evaluated by a qualified paleontologist. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>			<p align="center">Report of findings prepared and submitted upon completion of the program</p>
<p>Geology and Soils</p>	<p>GEO-2: Prior to the initiation of site-specific development within the Project Site, project proponents/developers shall provide a paleontological resources Worker Environmental Awareness Program (WEAP) training program, which shall be presented to all earthmoving personnel to inform them of the possibility for buried resources and the procedures to follow in the event of fossil discoveries. Selection of the paleontologist to provide the WEAP training shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p>	<p align="center">Prior to issuance of Grading Permits</p>	<p align="center">City of Perris – Building-Planning Division</p>	<p align="center">Presentation of a paleontological resources Worker Environmental Awareness Program (WEAP) training program to all earthmoving personnel</p> <p align="center">Selection and approval of paleontologist to provide WEAP training</p>



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<p align="center">Noise</p>	<p>NOI-1: Individual housing development applications within the Housing Opportunity Areas shall require a project level noise study be prepared by a professional noise analyst to assess interior noise levels and, if necessary, provide measures that would ensure interior noise levels do not exceed the State's interior noise requirement of 45 dBA CNEL.</p>	<p align="center">Prior to issuance of building permits</p>	<p align="center">City of Perris – Building Division</p>	<p align="center">Confirmation that a project level noise study prepared by a professional noise analyst was submitted</p>
<p align="center">Transportation</p>	<p>TRA-1: Housing development proposals in Housing Opportunity Area 7 shall prepare a VMT reduction strategy that identifies measures to achieve a 4.1 percent reduction in VMT. VMT reduction shall be quantified in accordance with the Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) ["GHG Reductions Handbook"] publication by the California Air Pollution Control Officers Association (CAPCOA), or other applicable source to the satisfaction of the City of Perris Director of Development Services.</p>	<p align="center">Prior to issuance of building permits</p>	<p align="center">City of Perris – Public Works Engineering Department</p>	<p align="center">Confirmation that a VMT reduction strategy was prepared and submitted</p>