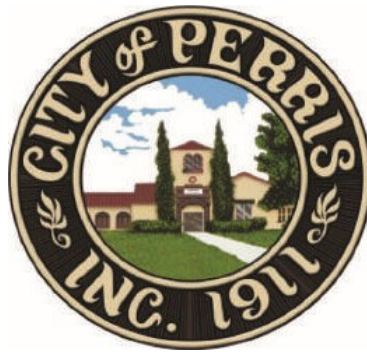


Final Environmental Impact Report

SCH No. 2023110588

Distribution Park Commercial and Industrial Project

(SPA 22-05380, TPM 38730, DPR 22-00037, and
DPR 22-00038)



Lead Agency:

City of Perris

101 North D Street
Perris CA, 92570

August 2025

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1.0 INTRODUCTION

The Final Environmental Impact Report (Final EIR) for the Distribution Park Commercial and Industrial Project (SPA 22-05380, TPM 38730, DPR 22-00037, and DPR 22-00038) has been prepared in accordance with the California Environmental Quality Act (CEQA), the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), and the City of Perris' policies for implementing CEQA.

The following is an excerpt from the State CEQA Guidelines Section 15132 that states: "The Final EIR shall consist of:

- (a) Environmental Impact Reports shall contain the information outlined in this article, but the format of the document may be varied. Each element must be covered, and when these elements are not separated into distinct sections, the document shall state where in the document each element is discussed.
- (b) The EIR may be prepared as a separate document, as part of a general plan, or as part of a project report. If prepared as a part of the project report, it must still contain one separate and distinguishable section providing either analysis of all the subjects required in an EIR or, as a minimum, a table showing where each of the subjects is discussed. When the Lead Agency is a state agency, the EIR shall be included as part of the regular project report if such a report is used in the agency's existing review and budgetary process.
- (c) Draft EIRs shall contain the information required by Sections 15122 through 15131. Final EIRs shall contain the same information and the subjects described in Section 15132.

No document prepared pursuant to this article that is available for public examination shall include a "trade secret" as defined in Section 6254.7 of the Government Code, information about the location of archaeological sites and sacred lands, or any other information that is subject to the disclosure restrictions of Section 6254 of the Government Code.

The Final EIR includes all of these required components.

In accordance with Section 15088 of the State CEQA Guidelines, the City of Perris, as the lead agency for the proposed Project, has evaluated the comments received on the Draft EIR, State Clearinghouse No. 2023110588, and has prepared responses to the comments received. The preceding Table of Contents provides of a list of all persons, organizations, and public agencies commenting on the Draft EIR during the 45-day Draft EIR public review period. Section 2.0 includes the Responses to Comments received by the City of Perris on the Draft EIR. It should be noted that responses to comments also resulted in various editorial clarifications and corrections to the original Draft EIR text. Added or modified text is shown in Section 3.0, Errata, by underlining (example) while deleted text is shown by striking (~~example~~). The additional information, corrections, and clarifications are not considered to substantively affect the conclusions within the EIR. This Response to Comments document is part of the Final EIR, which includes the EIR pursuant to Section 15132 of the State CEQA Guidelines.

After review and discussion by City staff and the Planning Commission, responses to comments will be sent to commenting agencies and individuals. This satisfies the requirement of Section 21092.5 of CEQA

to send responses to the public agency comments received on the Draft EIR at least 10 days prior to Project approval. This document includes responses to all written and verbal comments received on the Draft EIR.

BACKGROUND

In compliance with Section 15201 of the State CEQA Guidelines, the City of Perris has provided opportunities for public participation in the initial environmental review process. A Notice of Preparation was distributed by the City on November 22, 2023, to the State Clearinghouse and Planning Unit of the Governor's Office of Planning and Research for transmittal to state agencies. The City also directly distributed the Notice of Preparation to federal, state, regional, and local government agencies and surrounding property owners within a 300-foot radius for a 30-day public review period to solicit comments and to inform agencies and the public of the Project. The Notice of Preparation was also posted at the Riverside County Clerk's office. The NOP comment period ran from November 22, 2023, through December 21, 2023.

A duly noticed Draft EIR public scoping meeting with the City of Perris Planning Commission was held at the Perris City Hall, City Council Chambers on December 20, 2023, at 6:00 PM. City staff described the Project to the Planning Commissioners and provided a conceptual site plan for the Project and architectural elevations. Following a brief explanation of the environmental review process by the EIR consultant, comments from the commissioners and the public were solicited. No organizational representatives were in attendance. No known members of the public were in attendance to speak on the proposed Project.

Between April 26, 2024, and June 10, 2024, the Draft EIR was circulated for the state-mandated 45-day public review period. The public review period was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 300 feet of the Project site boundaries, related agencies and government agencies, and other interested parties. The Draft EIR and technical appendices were uploaded to the State Clearinghouse. The material was also made available at the City of Perris Planning Department counter at City Hall and the Cesar E. Chavez Library located at 163 E. San Jacinto in the City of Perris.

Written comments are provided and responded to through the Response to Comments as part of the Final EIR and the Response to Comments shall be distributed to all public agencies and other interested parties that submitted comments on the Draft EIR at least 10 days prior to certification of the Final EIR (Final EIR) in accordance with CEQA.

At the time July 2024 Final EIR was prepared, no evidence of new significant impacts, as defined by State CEQA Guidelines Section 15088.5, were received by the City of Perris after circulation of the Draft EIR which would require re-circulation.

The Draft EIR for the proposed Project, dated April 2024, and a Final EIR for the proposed Project, dated July 2024, provided an assessment of the environmental impacts associated with the proposed Project and were prepared in accordance with CEQA, Public Resources Code Section 21000 *et seq.*, and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.*

The Final EIR, along with the original alternatives analysis, was presented to the City of Perris Planning Commission on August 5, 2024 and the City of Perris City Council on September 10, 2024. At that time,

the Planning Commission recommended approval of the proposed Project. The City Council indicated that they would prefer an alternative to the warehouse that would be more compatible with the existing adjacent uses. Based on comments provided by the Planning Commission and City Council, the Project Applicant developed a fourth alternative for consideration by the City. Alternative 4 – Retreat at Lake Perris, would retain the two restaurants and 107-room hotel proposed on the northern portion of the Project site. In place of the warehouse, this alternative would develop the 12.6-acre southern portion of the Project site with a 204-unit apartment complex in two buildings with 406 parking spaces and a self-storage facility that provides 1,079 storage units totaling 181,000 square feet in six buildings, 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces), and one 2,000-square-foot office/residential building. Potential environmental impacts associated with construction and operation of Alternative 4 were addressed in a Revised Draft EIR which was circulated for a 45-day public comment period from June 16, 2025, to July 30, 2025. One new comment letter was received and is addressed herein.

As set forth in more detail in the Responses to Comments and Errata, none of the clarifications or amplifications set forth herein change the significance conclusions presented in the Draft EIR or substantially alters the analysis presented for public review. Furthermore, the Draft EIR and Revised Draft EIR circulated for public review were fully adequate under CEQA such that meaningful public review was not precluded. Thus, the clarifications provided in the Responses to Comments and Errata do not constitute significant new information that might trigger recirculation of the Draft EIR. Comments on the Draft EIR received by the City of Perris during the 45-day public review period from the following organizations are addressed in Section 2.0:

- A. Riverside Transit Agency
- B. Eastern Municipal Water District
- C. Auga Caliwente Band of Cahuilla Indians
- D. South Coast Air Quality Management District
- E. Riverside County Flood Control and Water Conservation District (received July 30, 2025)

2.0 RESPONSE TO COMMENTS

Comment Letter A

Riverside Transit Agency – (May 2, 2024)

Response to Comment Letter A

Comment A1. This email thanks the City of Perris for the opportunity to review the Project and states that the agency has no comments for this particular project. The comment does not question the content of conclusions of the Draft EIR.

From: [Mauricio Alvarez](#)
To: [Nathan Perez](#)
Subject: SPA 22-05380, TPM 38760, DPR 22-00037, DPR 22-00038
Date: Thursday, May 2, 2024 11:53:00 AM

Good Morning Nathan,

Thank you for including RTA in the development review of the commercial/industrial project on Ramona Expressway & Painted Canyon St. After reviewing the report/plans, there are no comments to submit for this particular project.

A1

Thank you,

Mauricio Alvarez, MBA

Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

Comment Letter B

Eastern Municipal Water District (May 23, 2024)

Response to Comment Letter B

Comment B1. This letter summarizes the coordination process between the applicant and Eastern Municipal Water District. The letter does not question the content of conclusions of the Draft EIR.



May 23, 2024

Nathan Perez, Senior Planner
City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
nperez@cityofperris.org

Subject: EMWD Comments for the Distribution Park Commercial and Industrial Project Notice of Availability of a Draft Environmental Impact Report

Location: South side of Ramona Expressway, east of Painted Canyon Street, west of Camper Resorts of America facility, and north of East Dawes Street, in the City of Perris, Riverside County, California.

Dear Mr. Nathan Perez:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Availability of a Draft Environmental Impact Report for the Distribution Park Commercial and Industrial Project (project). The project proposed the construction and operation of a new approximately 271,098-square-foot non-refrigerated industrial warehouse building for the storage of non-perishable goods, a 107-room hotel and two sit-down restaurants, one 4,000 square feet and the other 5,000 square feet. Separate storage spaces may be constructed within the building to accommodate multiple tenants. The proposed 4-story hotel would be approximately 52,000 square feet and accommodate 107 rooms with a lobby area and basic amenities including an outdoor pool area. The project would connect to existing EMWD water and sewer facilities.

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within this area occurs over time, the proponents of implementing development projects shall consult EMWD's

B1

Board of Directors

Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 www.emwd.org

Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

To help define EMWD's Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the "Developer" link, then select the "New Development Process Forms" link. This meeting will offer the following benefits:

1. Describe EMWD's development process.
2. Identify project scope and parameters.
3. Provide a preliminary review of the project within the context of existing infrastructure.
4. Discuss potential candidacy for recycled water service.
5. Identify project submittal requirements to start the Design Conditions review.

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project's demands and existing system capacities.
2. Identification of impacts to existing facilities.
3. Identification of additional on-site and off-site facilities, necessary to serve the project.
4. Identification of easement requirements, if necessary.
5. Identification of potential EMWD's cost participation in facility oversizing, if applicable.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Anthony Budicin

Director of Environmental and Regulatory Compliance

ANB: hs

Attachments: Copy of Public Notice

B1,
cont.

Comment Letter C

Agua Caliente Band of Cahuilla Indians (May 23, 2024)

Response to Comment Letter C

Comment C1. This letter defers monitoring to the Soboba Band of Luiseno Indians and requests a copy of the monitoring report. The letter does not question the content of conclusions of the Draft EIR.



03-041-2022-030

May 21, 2024

[VIA EMAIL TO:nperez@cityofperris.org]
City of Perris
Mr. Nathan Perez
135 North D Street
Perris, CA 92570-2200

Re: Distribution Park Commercial and Industrial Project Draft EIR

Dear Mr. Nathan Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Alabbasi Commercial Perris project. We have reviewed the documents and have the following comments:

*We defer monitoring to Soboba.

C1

*Please provide the Monitoring Report upon its completion.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

Comment Letter D

South Coast Air Quality Management District (June 7, 2024)

Response to Comment Letter D

Responses to comments in the above-referenced letter are addressed as follows:

Comment D1. As suggested, the Phase I operational emissions were added to the Phase II construction emissions to determine whether overlapping the two sources would exceed the South Coast AQMD thresholds of significance. As shown in the table below, the combined emissions would be greater than the South Coast AQMD’s mass daily thresholds of significance.

ESTIMATED PHASE I OPERATIONAL EMISSIONS AND PHASE II CONSTRUCTION EMISSIONS

Operations Phase	Estimated Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Hotel and Restaurants	15.5	13.6	112.0	0.3	22.4	5.9
Warehouse Construction 2025	5.2	48.1	50.6	0.08	9.5	5.5
Warehouse Construction 2026	8.3	12.8	24.9	0.04	2.7	0.1
Total Daily Emissions	29.0	75.5	187.5	0.42	34.6	11.5
South Coast AQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	Yes	No	No	No	No

Comment D2. Comment noted. This error was corrected and reported in the errata. The revision did not change the analysis or conclusions regarding 2024 construction emissions.

Comment D3. Comment noted. The receiver points selected represent existing mobile homes within the Park Place Mobile Home Park located adjacent to and west of the Project site and camping spaces located adjacent to and east of the Project site within the Camper Resorts of America facility. The locations selected represent those receivers that would experience the worst-case emission concentrations from on-site activities. Land north of the site is vacant and land south of the site is an industrial development. Those receivers selected represent a comprehensive identification of all sensitive receptors near the Proposed Project site. As discussed in the Draft EIR, the potential cancer risk at these receivers, and equidistant receivers, would be less than significant.

Comment D4. Air emissions for build out of the PVCCSP were determined to be significant and unavoidable in the PVCCSP EIR. All mitigation measures in the PVCCSP EIR that apply to air quality are implemented by individual projects to reduce air emissions. Performing a cumulative air quality impact analysis to quantify emissions for all previous amendments to the PVCCSP EIR is beyond the scope of the proposed Project EIR and to date, has not been required by the City of Perris for the PVCCSP area.

Comment D5. See response to Comment D4.

Comment D6. South Coast AQMD staff recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future warehouse operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation. The City of Perris is familiar with implementation of the WAIRE Points Compliance Obligation program and understands that the South Coast AQMD will require implementation as part of the Phase II warehouse operation if the warehouse component of the Project is approved.

Comment D7. It is acknowledged that the South Coast AQMD has many rules and regulations that would apply to the proposed Project, including those addressing emergency generators and fire water pumps. The proposed Project would require the installation and operation of these sources and would demonstrate compliance with the associated South Coast AQMD regulations at the time the permits are approved and the equipment installed. The rules identified in the comment that are applicable to the Project but not included in the Draft EIR, have been added and provided herein as errata.

Comment D8. The Project Description was updated to include a fire water pump for the warehouse and emergency generators for both the warehouse and hotel. As stated, regulations applicable to the project that were not listed, were added to Section III, *Air Quality*. The South Coast Air Quality Management District is listed in Table 3-3 as an agency that would be responsible for issuing subsequent approvals and permits. This table was used in lieu of preparing a list of all Responsible Agencies.

Comment D9. This comment summarizes the CEQA requirements for responding to comments in a Final EIR. The South Coast AQMD's comments on the Draft EIR have been responded to in this Final EIR.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

June 7, 2024

nperez@cityofperris.org

Nathan Perez, Senior Planner
City of Perris, Planning Division
135 North "D" Street
Perris, CA 92570

**Notice of Availability of a Draft Environmental Impact Report for the
Distribution Park Commercial and Industrial Project - SPA 22-05380, TPM
38730, DPR 22-00037, DPR 22-00038 (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciate the opportunity to review the above-mentioned document. The City of Perris is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. To provide context, South Coast AQMD staff has provided a brief summary of the project information and prepared the following comments which are organized by topic of concern.

South Coast AQMD Staff's Summary of Project Information in the Draft EIR

Based on the Draft EIR, the project consists of constructing a 271,098 square foot non-refrigerated industrial warehouse building for the storage of non-perishable goods with 34 truck loading docks and 78 truck parking spaces, a 52,000 square foot hotel, and two sit-down restaurants on 17.1 acres.¹ Based on a review of aerial photographs, the nearest sensitive receptor, a residential mobile home park, is located to the west across Painted Canyon Street.² Construction of the Proposed Project is anticipated in Phase I, beginning in late 2024, with completion expected in 2025.³ Phase II construction would start in 2025 and be completed in 2026. The project is located north of East Dawes Street, east of Painted Canyon Street, south of Ramona Expressway, and west of the Camper Resorts of America facility.⁴

South Coast AQMD Staff's Comments

Overlapping Construction and Operational Activities

As stated in the Draft EIR, the Project would be constructed in four phases: 1) 4,000 square-foot restaurant and on- and off-site improvements; 2) 271,098-square-foot warehouse building and related improvements; 3) hotel and related on-site improvements; and 4) 5,000 square foot restaurant. Phase I would first be constructed in late 2024, with completion anticipated in 2025. Phase II construction would begin in 2025 and be completed in 2026. Phase I is scheduled to commence in late 2024 and is expected to be completed by 2025. Phase II will begin in 2025 and

¹ Distribution Park Commercial and Industrial Project Draft EIR. Page 15.

² *Ibid.* Page 130.

³ *Ibid.* Page 89.

⁴ *Ibid.* Page 15.

is anticipated to be finished by 2026. However, the document does not specify whether construction activities will overlap with operational activities, and the Draft EIR does not analyze the scenario of overlapping construction and operational activities. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the air quality analysis section to consider the overlapping construction and operation. The estimated overlapped emissions should then be compared to South Coast AQMD's regional air quality CEQA operational thresholds to determine their level of significance, which should be included in the Final EIR. If the overlapped emissions analysis is not included in the Final EIR, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

D1

Inconsistencies and Incorrect Information in Emission Calculations

According to Appendix B - Air Quality Impact Analysis, the Lead Agency utilizes the California Emissions Estimator Model (CalEEMod) version 2020.4.0 to analyze the Proposed Project's regional and localized construction and operational emissions. The findings are presented in Tables 5 to 11. Some slight inconsistencies exist between the CalEEMod output files (Construction Emissions by Year, Mitigated) and the estimated maximum mitigated daily construction emissions presented in Table 5. For instance, the total mitigated emissions of nitrogen oxides (NOx) during construction for the Year 2024 in the CalEEMod output tables show 42.1 pounds per day (lbs/day) (see p. 88) while Appendix B - Air Quality Impact Analysis shows the total NOx emissions during construction as 36.0 lbs/day (see Table 5, p. 37). This slight difference between what was calculated using CalEEMod and what was presented in Appendix C must be addressed, and the Draft EIR should be revised accordingly.

D2

Comprehensive Evaluation of Cancer Risks for Sensitive Receptors Near the Proposed Project Site Using AERMOD.

Based on a review of aerial photographs, several sensitive receptors have been observed on both sides adjacent to the Proposed Project site. However, upon thorough examination of the AERMOD files by South Coast AQMD staff, it was noted that only seven discrete Cartesian coordinates representing residential areas were identified as sensitive receptors in the vicinity of the project site. Analyzing the cancer risks for only these seven receptors may not be sufficient to represent all the residential areas around the Proposed Project site. This raises concerns about the potential underestimation of the cancer risks, especially for receptors near the Proposed Project site that may not have been adequately accounted for in the modeling. South Coast AQMD staff recommend that the Lead Agency re-evaluate the health risks impact using the AERMOD model, ensuring a comprehensive identification of all sensitive receptors near the Proposed Project site to accurately assess the cancer risks posed to the surrounding community.

D3

Cumulative Impacts during Operation

As mentioned in Draft EIR, the project consists of constructing a 271,098 square foot non-refrigerated industrial warehouse building for the storage of non-perishable goods, the Proposed Project is within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area.⁵ The PVCCSP was adopted by the City of Perris pursuant to a certified Environmental Impact

⁵ *Ibid.* Page 8.

Report (EIR) on 1/10/2012.⁶ Prior to certification of the PVCCSP, a Draft EIR was released for public review and comment between 7/20/2011 – 9/6/2011.⁷ During this public review period, the South Coast AQMD submitted a comment recommending that the Lead Agency include a more robust analysis of cumulative impacts in the Final EIR. Specifically, the South Coast AQMD asked that the lead agency revisit the estimated number of trucks projected to serve the site, provide additional analysis demonstrating that the project will not significantly impact sensitive receptors during operation and that it will not cause a significant air quality and air toxics impact, and to evaluate additional mitigation measures to further reducing any significant air quality and air toxics impacts. The PVCCSP has been revised and amended many times since 2012, and the most recent Perris Valley Commerce Center Specific Plan Amendment No. 12 was approved on January 11, 2022.⁸ However, the cumulative impacts from the revised projects in PVCCSP are not updated, and a robust analysis of cumulative air quality and air toxics impacts from all the projects in PVCCSP is not included in the PVCCSP or this Draft EIR.

D4

According to the City of Perris webpage under Planning – Environmental Documents for Public Review,⁹ other development projects are located near the Proposed Project site. Such as the Draft EIR for the OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project¹⁰ (prepared in September 2023), Ramona Gateway Project¹¹ (prepared in October 2022), IS/MND for Redlands Avenue East Industrial Project¹² (prepared in September 2022) and IS/MND for Development Plan Review 22-00008 project. Per CEQA Guidelines Section 15065(a)(3), South Coast AQMD staff is primarily concerned with the cumulative air quality impacts from increased concentrations of air toxics in the PVCCSP region. Pursuant to the California Environmental Quality Act (CEQA) which requires an analysis of direct, indirect, and cumulative impacts, South Coast AQMD has initiated a public process to develop additional guidance for evaluating cumulative air quality impacts from increased concentrations of air toxics for projects. Up to date, there have been 5 working group meetings (WGMs) allocating to proposed cumulative impact policy development. For more general information on the WGMs 1 to 5, please visit South Coast AQMD's webpage at [https://www.aqmd.gov/home/rules-compliance/ceqa/ceqa-policy-development-\(new\)](https://www.aqmd.gov/home/rules-compliance/ceqa/ceqa-policy-development-(new)).

Therefore, South Coast AQMD staff recommends that, at minimum, the Lead Agency perform a qualitative analysis to provide the potential cumulative impacts from air toxics in consideration by listing all surrounding past, present, and probable future projects. The Lead Agency may also perform a more detailed and robust quantitative analysis of cumulative air toxic and potential health risk implications to be included in the Final EIR.

D5

⁶ ORDINANCE NUMBER 1284.

Accessed at: <https://www.cityofperris.org/home/showpublisheddocument/2923/637250482796800000>

⁷ Perris Valley Commerce Center Specific Plan Final EIR. 9.0 Introduction, Public Review Summary. Page 9.0-1

Accessed at: <https://www.cityofperris.org/home/showpublisheddocument/2645/637455522835370000>

⁸ Perris Valley Commerce Center Specific Plan Amendment No. 12, approved January 11, 2022, available at

<https://www.cityofperris.org/home/showpublisheddocument/2647/637799977032200000>

⁹ City of Perris. Planning – Environmental Documents. Access at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>.

¹⁰ OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project:

<https://www.cityofperris.org/home/showpublisheddocument/17150/638296920955929505>.

¹¹ Ramona Gateway Project:

<https://www.cityofperris.org/home/showpublisheddocument/15530/638023987310626068>

¹² Redlands Avenue East Industrial Project. Access at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-328>

Rule 2305: Warehouse Indirect Source Rule - Warehouse Actions and Investments To Reduce Emissions (WAIRE) Program

On May 7, 2021, South Coast AQMD's Governing Board adopted Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program, and Rule 316 – Fees for Rule 2305. Rules 2305 and 316 are new rules that will reduce regional and local emissions of nitrogen oxides (NO_x) and particulate matter (PM), including diesel PM. These emission reductions will reduce public health impacts for communities located near warehouses from mobile sources that are associated with warehouse activities. Also, the emission reductions will help the region attain federal and state ambient air quality standards. Rule 2305 applies to owners and operators of warehouses greater than or equal to 100,000 square feet. Under Rule 2305, operators are subject to an annual WAIRE Points Compliance Obligation that is calculated based on the annual number of truck trips to the warehouse. WAIRE Points can be earned by implementing actions in a prescribed menu in Rule 2305, implementing a site-specific custom plan, or paying a mitigation fee. Warehouse owners are only required to submit limited information reports, but they can opt in to earn Points on behalf of their tenants if they so choose because certain actions to reduce emissions may be better achieved at the warehouse development phase, for instance the installation of solar and charging infrastructure. Rule 316 is a companion fee rule for Rule 2305 to allow South Coast AQMD to recover costs associated with Rule 2305 compliance activities. Since the Proposed Project consists of the development of a 427,224 square foot warehouse, the Proposed Project's warehouse owners and operators will be required to comply with Rule 2305 once the warehouse is occupied. Therefore, South Coast AQMD staff recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the Proposed Project that may help future warehouse operators meet their compliance obligation¹³. South Coast AQMD staff is available to answer questions concerning Rule 2305 implementation and compliance by phone or email at (909) 396-3140 or waire-program@aqmd.gov. For implementation guidance documents and compliance and reporting tools, please visit South Coast AQMD's WAIRE Program webpage.¹⁴

D6

South Coast AQMD Air Permits and Role as a Responsible Agency

If implementation of the Proposed Project requires the use of new stationary and portable sources, including but not limited to emergency generators (for the hotel building), fire water pumps (for the warehouse building), boilers, etc., air permits from South Coast AQMD will be required. The final CEQA document, whether a MND or EIR, should include a discussion about the potentially applicable rules that the Proposed Project needs to comply with. Those rules may include, for example, Rule 201 – Permit to Construct,¹⁵ Rule 203 – Permit to Operate,¹⁶ Rule 401

¹³ South Coast AQMD Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xxiii/r2305.pdf>.

¹⁴ South Coast AQMD WAIRE Program. Accessed at: <http://www.aqmd.gov/waire>.

¹⁵ South Coast AQMD. Rule 201 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-201.pdf>

¹⁶ South Coast AQMD. Rule 203 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-203.pdf>

– Visible Emissions,¹⁷ Rule 402 – Nuisance,¹⁸ Rule 403 – Fugitive Dust,¹⁹ Rule 1110.2 – Emissions from Gaseous and Liquid Fueled Engines,²⁰ Rule 1113 – Architectural Coating,²¹ Rule 1166 – VOC Contaminated Soil Excavation,²² Rule 1179 – Publicly Owned Treatment Works Operation,²³ Regulation XIII – New Source Review,²⁴ Rule 1401 – Air Toxics,²⁵ Rule 1466 – Control of Particulate Emissions from Soils with Toxic Air Contaminants,²⁶ Rule 1470 – Requirements for Stationary Diesel Fueled Internal Combustion and Other Compression Ignition Engines,²⁷ etc. It is important to note that when air permits from South Coast AQMD are required, the role of South Coast AQMD would change from a Commenting Agency to a Responsible Agency under CEQA. In addition, if South Coast AQMD is identified as a Responsible Agency, per CEQA Guidelines Sections 15086, the Lead Agency is required to consult with South Coast AQMD.

D7

CEQA Guidelines Section 15096 sets forth specific procedures for a Responsible Agency, including making a decision on the adequacy of the CEQA document for use as part of the process for conducting a review of the Proposed Project and issuing discretionary approvals. Moreover, it is important to note that if a Responsible Agency determines that a CEQA document is not adequate to rely upon for its discretionary approvals, the Responsible Agency must take further actions listed in CEQA Guideline Section 15096(e), which could have the effect of delaying the implementation of the Proposed Project. In its role as CEQA Responsible Agency, the South Coast AQMD is obligated to ensure that the CEQA document prepared for this Proposed Project contains a sufficient project description and analysis to be relied upon in order to issue any discretionary approvals that may be needed for air permits. South Coast AQMD is concerned that the project description and analysis in its current form in the Draft EIR is inadequate to be relied upon for this purpose.

For these reasons, the final CEQA document should be revised to include a discussion about any and all new stationary and portable equipment requiring South Coast AQMD air permits, provide

¹⁷ South Coast AQMD. Rule 401 available at <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-401.pdf>

¹⁸ South Coast AQMD. Rule 402 available at <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>

¹⁹ South Coast AQMD. Rule 403 available at <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403>

²⁰ South Coast AQMD. Rule 1110.2 available at https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1110_2.pdf

²¹ South Coast AQMD. Rule 1113 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>

²² South Coast AQMD. Rule 1166 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf>

²³ South Coast AQMD. Rule 1179 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1179.pdf>

²⁴ South Coast AQMD. Regulation XIII available at <https://www.aqmd.gov/home/rules-compliance/rules/scaqmd-rule-book/regulation-xiii>

²⁵ South Coast AQMD. Rule 1401 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1401.pdf>

²⁶ South Coast AQMD. Rule 1466 available <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1466.pdf>

²⁷ South Coast AQMD. Rule 1470 available at <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1470.pdf>

the evaluation of their air quality and greenhouse gas impacts, and identify South Coast AQMD as a Responsible Agency for the Proposed Project as this information will be relied upon as the basis for the permit conditions and emission limits for the air permit(s). Please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385 for questions regarding what types of equipment would require air permits. For more general information on permits, please visit South Coast AQMD's webpage at <https://www.aqmd.gov/home/permits>.

D8

Conclusion

As set forth in California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(a-b), the Lead Agency shall evaluate comments from public agencies on the environmental issues and prepare a written response at least 10 days prior to certifying the Final EIR. As such, please provide South Coast AQMD written responses to all comments contained herein at least 10 days prior to the certification of the Final EIR. In addition, as provided by CEQA Guidelines Section 15088(c), if the Lead Agency's position is at variance with recommendations provided in this comment letter, detailed reasons supported by substantial evidence in the record to explain why specific comments and suggestions are not accepted must be provided.

D9

Thank you for the opportunity to provide comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Sahar Ghadimi, Air Quality Specialist, at sghadimi@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang

Program Supervisor, CEQA IGR

Planning, Rule Development & Implementation

SW:SG

RVC240501-08

Control Number

Comment Letter E

Riverside County Flood Control and Water Conservation District (May 3, 2024)

Response to Comment Letter E

Comment E1. This letter provides general information about the role and responsibilities of the Riverside County Flood Control and Water Conservation District. The letter does not question the content of conclusions of the Draft EIR or the Revised Draft EIR.



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

256052

May 3, 2024

City of Perris
Planning Department
135 North D Street
Perris, CA 92570

Attention: Nathan Perez

Re: EIR/SCH 2023110588, SPA 22-05380,
PM 38730, DPR 22-00037, DPR 22-00038,
APNs 303-100-012 and 303-100-014

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

E1

The District's review is based on the above-referenced project transmittal, received April 25, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, Perris Valley Master Drainage Plan Line A-A. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of

City of Perris
Re: EIR/SCH 2023110588, SPA 22-05380,
PM 38730, DPR 22-00037, DPR 22-00038,
APNs 303-100-012 and 303-100-014

- 2 -

May 3, 2024
256052

the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Perris Valley San Jacinto River Homeland/Romoland Line A Homeland/Romoland Line B Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan Lateral E, E-1, and Perris Valley Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated November 28, 2023 for case SPA 22-05380, TPM 38730 PLN 22-05328; DPR 22-00037 and DPR 22-00038 are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL
Engineering Project Manager

Attachment

EM:sm

3.0 ERRATA

Changes to the Draft EIR are noted below. Underlining indicates additions to the text; striking indicates deletions to the text. The changes to the Draft EIR do not affect the overall conclusions of the environmental document. These errata represent changes to the Draft EIR to provide clarification, corrections, revisions as needed as a result of public comments on the Draft EIR, or due to additional information received during the public review period, and minor typographical revisions. These clarifications and corrections are not considered to result in any new or more severe impacts than identified in the Draft EIR and are not otherwise deemed to warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5. Added or modified text is shown by underlining (example) while deleted text is shown by striking (~~example~~).

Draft EIR, Section 3.6, Project Components, (paragraphs 3 and 4, page 3-8)

The proposed Project is proposed to be constructed in four phases. Phase I would construct the 4,000 square-foot restaurant and on- and off-site improvements including improvements to Ramona Expressway which would include one primary access point to align with the proposed access point on the parcel to the north. Phase II would construct the warehouse and related improvements. Phase III would construct the hotel and related on-site improvements. Phase IV would construct the 5,000 square foot restaurant. The timing of each phase is dependent on tenant demand. Figure 3-4, Proposed Site Plan. The project components are described as follows:

Hotel. The proposed hotel would be constructed along the southern boundary of the northern parcel, generally on the northwestern quadrant of the Project site. The hotel would be approximately 52,000 square feet and accommodate 107 rooms with a lobby area and basic amenities including an outdoor pool area located on the southern side of the building. The building would be 4 stories in height with a maximum height of 60 feet and designed consistent with Section 7.0 of the PVCCSP standards for development within the Commercial land use designation. The building design would incorporate various architectural details and features, including a porte-cochere on the front of the building as required per the PVCCSP to ensure visual consistency with commercial standards. Further, consistent with Title 24 Building Efficiency Standards, solar photovoltaic and battery storage infrastructure would be installed. One emergency electricity generator would be installed in the hotel building.

Draft EIR, Section 3.6, Project Components, (paragraph 4, page 3-12)

The maximum building height would be 50 feet. Internal improvements may include constructing separate storage spaces within the building to accommodate multiple tenants. A total of 34 truck loading docks and 85 truck parking spaces would be provided on the east side of the building. One fire pump and one emergency generator would be provided in the warehouse building.

Draft EIR, Section 3.6, Project Components, (paragraph 1, page 3-16)

~~Two~~ One access driveways would be provided from Ramona Expressway along the north side of the site to allow ingress/egress for the hotel and restaurant buildings. These improvements would entail relocation of existing curb/gutter and sidewalk improvements construction of a 12-foot-wide acceleration/ deceleration lane fronting the Project site within the existing right of way. ~~One of the~~ The driveways would align with the driveway anticipated for the development proposed for construction to the north of the Project site. This driveway would serve as the primary access point for the hotel and restaurants.

Draft EIR, Section 4.2, Air Quality, (paragraph 5, page 4.2-9)

South Coast AQMD Rule 401, Visible Emissions, states that project or person shall -not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any one hour which is: (1) As dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (2) Of such Opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection (a)(1) of this rule.

Draft EIR, Section 4.2, Air Quality, (paragraph 2, page 4.2-10)

South Coast AQMD Rule 1110.2, Emissions from Gaseous and Liquid Fueled Engines. The purpose of Rule 1110.2 is to reduce Oxides of Nitrogen (NOx), Volatile Organic Compounds (VOCs), and Carbon Monoxide (CO) from engines. All stationary and portable engines over 50 rated brake horsepower (bhp) are subject to this rule.

Draft EIR, Section 4.2, Air Quality, (paragraph 3, page 4.2-10)

South Coast AQMD Rule 1113, Architectural Coating, limits the Volatile Organic Compound (VOC) content of architectural coatings used on projects in the South Coast Air Basin. Any person who supplies, sells, offers for sale, or manufactures any architectural coating for use on projects in the South Coast Air Basin must comply with the current VOC standards set in this rule.

Draft EIR, Section 4.2, Air Quality, (paragraph 4 and 5, page 4.2-10)

South Coast AQMD Rule 1116, Permit to Operate. The purpose of this rule is to limit the emission of Volatile Organic Compounds (VOC) from Coatings associated with the Refinishing of Motor Vehicles, Mobile Equipment and their Associated Parts and Components. %

South Coast AQMD Rule 1470, Requirements for Stationary Diesel Fueled Internal Combustion and Other Compression Ignition Engines. This rule shall apply to any person who either sells a stationary compression ignition (CI) engine, offers a stationary CI engine for sale, leases a stationary CI engine, or purchases a stationary CI engine for use in the South Coast Air Quality Management District, except as provided in subdivision. (2) This rule shall apply to any person who owns or operates a stationary CI engine in the South Coast Air Quality Management District with a rated brake horsepower greater than 50 (>50 bhp), except as provided in subdivision (h).

Draft EIR, Section 4.2, Air Quality, (paragraph 6, page 4.2-10)

South Coast AQMD Rule 201, Permit to Construct, requires a "Permit to Construct" prior to the installation of any equipment "the use of which may cause the issuance of air contaminants . . .", and Regulation II provides the requirements for the application for a Permit to Construct. Rule 203 similarly requires a Permit to Operate. Rule 219, Equipment Not Requiring a Written Permit Pursuant to Regulation II, identifies "equipment, processes, or operations that emit small amounts of contaminants that shall not require written permits.

Draft EIR, Section 4.2, Air Quality, (paragraph 7, page 4.2-10)

South Coast AQMD Rule 203, Permit to Operate requires that a person shall not operate or use any equipment or agricultural permit unit, the use of which may cause the issuance of air contaminants, or the use of which may reduce or control the issuance of air contaminants, without first obtaining a written permit to operate.

Draft EIR, Section 4.2, Air Quality, (Table 4.2-5, page 4.2-26)

**TABLE 4.2-5
 ESTIMATED MAXIMUM MITIGATED MASS DAILY CONSTRUCTION EMISSIONS**

Construction Phase	Maximum Emissions (pounds/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Hotel and Restaurant						
2024 Maximum	3.7	36.0 42.1	34.4	0.05	6.9	4.2
2025 Maximum	5.5	12.6	20.7	0.03	1.8	0.8
Warehouse						
2025 Maximum	5.2	48.1	50.6	0.08	9.5	5.5
2026 Maximum	8.3	12.8	24.9	0.04	2.70	0.1
Combined 2025 Construction Emissions for Hotel/Restaurant and Warehouse						
Combined 2025 Emissions	10.7	60.7	71.3	0.11	11.13	6.3
South Coast AQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded 2024	No	No	No	No	No	No
Threshold Exceeded 2025	No	No	No	No	No	No
Threshold Exceeded 2026	No	No	No	No	No	No

Note: Daily emissions show cumulative emissions from hotel, restaurant and warehouse building construction. See Appendix A of Appendix A

Draft EIR, Section 4.11, Transportation, (paragraph 3, page 4.11-16)

Prior to the issuance of occupancy permits, the Project proponent would construct the roadway improvements outlined below. These roadways would be improved consistent with the PVCCSP and the

City of Perris General Plan's Circulation Element. The Project would improve these roadways as required by the final Conditions of Approval or the proposed Project and applicable City of Perris standards.

- The ~~two~~ commercial/retail driveways off Ramona Expressway include a separate right-turn deceleration lane due to the higher speeds.

Draft EIR, Section 4.11, Transportation, (*[paragraph 4, page 4.11-17]*)

The Project trip distribution was estimated based on existing travel patterns and/or on logical routes to regional facilities. Two different distributions were prepared for the Project. The first distribution is for the commercial/retail and industrial passenger cars. The trips associated with the retail uses were distributed to the driveways off Ramona Expressway. The trips associated with industrial use were distributed to the driveways off Dawes Street. The second distribution is for heavy trucks. All trucks would follow the existing truck routes and would primarily use East Dawes Street via Redlands Avenue and Harley Knox Boulevard to access the site and I-215.

Draft EIR, Section 4.11, Transportation, (*[paragraph 1, page 4.11-24]*)

As stated, ~~two~~ one access driveways would be provided from Ramona Expressway along the north side of the site to allow ingress/egress for the hotel and restaurant buildings. Acceleration and deceleration lanes would be provided along the south side of Ramona Expressway fronting the site. This driveway would serve as the primary access point for the hotel and restaurant uses. All roadway improvements would be designed consistent with City of Perris (East Dawes Street) and California Department of Transportation (Ramona Expressway) standards. The Project would not create dangerous curves or intersections.

City of Perris
Distribution Park Commercial and Industrial Project
Mitigation Monitoring and Reporting Program

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
Aesthetics							
The Project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	PVCCSP EIR Mitigation Measures						
	Refer to PVCCSP EIR mitigation measures MM Haz 3 and MM Haz 5, which address potential hazards to March Air Reserve Base/Inland Port Airport operations but are also relevant to the analysis of light and glare impacts.						
	Project Mitigation Measures						
	MM 1-1 Prior to the issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that the Contractor Specifications require that any temporary nighttime lighting installed during construction for security or any other purpose shall be downward facing and hooded or shielded to prevent security light from spilling outside the staging area or from directly broadcasting security light into the sky or onto adjacent residential properties.	Prior to issuance of a grading permit	Confirmation that construction contracts include required restriction.	City of Perris Planning Division			
Air Quality							
The Project will result in a cumulatively considerable net increase of NOx which is a criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.	PVCCSP EIR Mitigation Measures						
	MM Air 1: To identify potential implementing development project-specific impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.						
	Mitigation measure completed with preparation of the Draft EIR.						

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 2: Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as flag person during all phases of construction to maintain smooth traffic flow, 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 hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p>	Prior to issuance of a grading permit	Approval of required traffic control plan.	City of Perris Building Division			

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain); • Keeping disturbed/loose soil moist at all times; • Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered; • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip; • Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site; • Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour; • Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation; • Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or • Replacement of ground cover in disturbed areas as quickly as possible. 	Prior to issuance of a grading permit	Submittal of dust control plan approved by the South Coast AQMD or other sufficient proof of compliance with Rule 403.	City of Perris Planning Division			
	<p>MM Air 4 Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p>	Prior to issuance of a grading permit	Confirmation that construction contracts include required restriction.	City of Perris Planning Division			
	<p>MM Air 5: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris' Building Division prior to issuance of grading permits.</p>	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division			

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 6: The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or USEPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PuriNOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris Building Division prior to issuance of a grading permit.</p>	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division			
	<p>MM Air 7: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. 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 of Perris' Building Division.</p>	Prior to issuance of a grading permit and during construction	<p>Confirmation that this requirement is included in contractor contracts.</p> <p>Periodic review of equipment maintenance records and equipment design.</p>	City of Perris Building Division			
	<p>MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</p>	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division			

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 9: To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris' Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project.</p>	Prior to issuance of occupancy permits and annually	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division			
	<p>MM Air 10 To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined by the City of Perris as lead agency in conjunction with the SCAQMD. The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis, or other appropriate analyses as determined by the City of Perris in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.</p>	Mitigation measure completed with preparation of the Draft EIR.					
	<p>MM Air 11 Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p>	Prior to issuance of occupancy permits for warehouse uses	Confirmation that this requirement is included in building specifications Inspection to confirm signage posted.	City of Perris Building Division			

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 13 In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year would be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within 1 year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP [On-road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-in for NOx] funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants would be required to use those funds, if awarded.</p>	Prior to issuance of occupancy permits for warehouse uses	Confirmation that tenants have been provided with required information	City of Perris Planning Division			
	<p>MM Air 14 Each implementing development project shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance would be required prior to the issuance of occupancy permits.</p>	Prior to issuance of certificate of occupancy for warehouse uses	Confirmation that designated parking spaces for high-occupancy vehicles and vans are included in building plans	City of Perris Planning Division			
	<p>MM Air 15 To identify potential implementing development project-specific impacts resulting from the use of diesel trucks, proposed implementing development projects that include an excess of 10 dock doors for a single building, a minimum of 100 truck trips per day, 40 truck trips with TRUs [Transport Refrigeration Units] per day, or TRU operations exceeding 300 hours per week, and that are subject to CEQA and are located adjacent to sensitive land uses; shall have a facility-specific Health Risk Assessment performed to assess the diesel particulate matter impacts from mobile-source traffic generated by that implementing development project. The results of the Health Risk Assessment shall be included in the CEQA documentation for each implementing development project.</p>	Mitigation measure completed with preparation of the Draft EIR.					

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>MM Air 17 New sensitive land uses such as residential, a hospital, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with TRUs per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, they will be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central HVAC (heating, ventilation, and air conditioning) system that includes high efficiency filters for particulates (MERV-13 or higher) or other similarly effective systems shall be required.</p>	Prior to issuance of building permits for residential uses	Confirmation that required ventilation and filtration are included in building plans	City of Perris Planning Division			
	<p>MM Air 18 Prior to the approval of each implementing development project, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing within any street that is adjacent to the implementing development project that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the implementing development project, road improvements adjacent to the Project sites shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalks and curb and gutter at bus stops and the use of Americans with Disabilities Act (ADA)-compliant paths to the major building entrances in the project.</p>	Mitigation measure completed with preparation of the Draft EIR.					
	<p>MM Air 19 In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris' Building Division) prior to conveyance of applicable streets.</p>	Prior to the issuance of building permits	Submission of energy-efficient street lighting.	City of Perris Building Division			

Impact/Threshold	Applicable PVCCSP EIR Mitigation Measures / Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	MM Air 20 Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building's energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All requirements would be documented through a checklist to be submitted prior to issuance of building permits for the implementing development project with building plans and calculations.	Prior to the issuance of building permits	Submission of a checklist documenting calculations with building plans.	City of Perris Building Division			
	MM Air 21 Each implementing development project shall implement, at a minimum, use of water conserving appliances and fixtures (low-flush toilets, and low-flow shower heads and faucets) within all new residential developments.	Prior to the issuance of building permits for residential uses	Submission of a checklist documenting calculations with building plans	City of Perris Building Division			
	Project Mitigation Measures						
	No project specific measures are required.						
The proposed Project could expose sensitive receptors to substantial pollutant concentrations.	PVCCSP EIR Mitigation Measures						
	No PVCCSP EIR mitigation measures are applicable						
	Project Mitigation Measures						
	MM AIR-1 The development contractor for the Phase I, III and IV hotel and restaurants shall water the active construction area, including equipment roads/routes of travel on the site, three times daily during the site preparation phase and install a minimum of Level 1 Diesel Particulate Filters on equipment used.	Prior to issuance of a grading permit for Phase I, III, and IV	Confirmation that these requirements are included in contractor contracts.	City of Perris Building Division			
MM AIR 2 The development contractor for the Phase II warehouse shall water the active construction area, including equipment roads/routes of travel on the site, three times daily during the site preparation phase.	Prior to issuance of a grading permit for Phase II	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division				
Or							
MM AIR 2 The development contractor for the Phase II apartments and self-storage facility shall water the active construction area, including equipment roads/routes of travel on the site, three times daily during the site preparation phase.							

Biological Resources							
The project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	PVCCSP EIR Mitigation Measures						
	Project mitigation measure MM BR-1 replaces PVCCSP EIR mitigation measure MM Bio 1. Project mitigation measure MM BR-2 replaces PVCCSP EIR mitigation measure MM Bio 2.						
	Project Mitigation Measures						
	<p>MM BR-1. In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. The nest surveys shall include the Project site and adjacent areas where project activities have the potential to cause nest failure. The survey results shall be provided to the City's Planning Division. The project proponent shall adhere to the following:</p> <ol style="list-style-type: none"> 1. The project proponent shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. 2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin conducted</p>	Prior to issuance of grading permits	Results of pre-activity field survey shall be submitted to City of Perris Planning Division. If nests are encountered, monitoring report shall be submitted to the City of Perris Planning Division.	City of Perris Planning Division			

	<p>during the nesting/breeding season. However, if active nests (including nesting raptors) are located then avoidance or minimization measures shall be undertaken in consultation with the City of Perris and the California Department of Fish and Wildlife (CDFW). Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, and approved by the City of Perris, based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active or the nest has failed. The biologist shall monitor the nest at the onset of project activities and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City of Perris Planning Division for mitigation monitoring compliance record keeping.</p>						
	<p>MM BR-2. The project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) at the Project site. The survey shall include the Project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit. In addition, a preconstruction survey for resident burrowing owls shall also be conducted within three days prior to commencement. If burrowing owls are observed during the Migratory Bird Treaty Act (MBTA) nesting bird survey (Project Mitigation Measure MM BR-1), to be conducted within three days of ground disturbance or vegetation clearance, the observation shall be reported to the CDFW and the US Fish and Wildlife Service (USFWS). If ground disturbing activities in these areas are delayed or</p>	<p>No more than 30 days prior to grading.</p>	<p>Results of preconstruction survey shall be submitted to City of Perris Planning Division.</p> <p>If burrowing owls are detected, the City shall send written notification to the CDFW.</p> <p>A burrowing owl plan shall be put in place by</p>	<p>City of Perris Planning Division.</p>			

	<p>suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If burrowing owl are not detected during the pre-construction survey, no further mitigation is required.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the project proponent shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below.</p> <p>If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy.</p> <p>The qualified biologist and project proponent shall coordinate with the City of Perris Planning Division, the USFWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the USFWS prior to commencing project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows), and management activities for relocated owls may also be required in the Burrowing Owl Plan. The permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to CDFW prior to the start of project activities. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan. When the biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, project activities may begin.</p>		<p>qualified biologist, CDFW, USFWS, City of Perris Planning Division, and Project applicant, if applicable.</p>				
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	<p>MM BR-3. If burrowing owl are discovered to occupy the Project site after project activities have started, then construction activities shall be halted immediately. The project proponent shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed in Project Mitigation Measure MM BR-2, shall be implemented. The Burrowing Owl Plan shall be submitted to the CDFW for review and approval within two weeks of detection and no project activity shall continue within 1,000 feet of the burrowing owls until the CDFW approves the Burrowing Owl Plan. The project proponent shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.</p>	<p>During construction if required.</p>	<p>If burrowing owls are detected, the City shall send written notification to the CDFW.</p> <p>A burrowing owl plan shall be put in place by qualified biologist, CDFW, USFWS, City of Perris Planning Division, and Project applicant, if applicable.</p>	<p>City of Perris Planning Division.</p>			
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Cultural Resources

<p>PVCCSP EIR Mitigation Measures</p>	
<p>The project may impact an unknown historical and/or archaeological resources during ground disturbing activities</p>	<p>MM Cultural 1: Prior to the consideration by the City of Perris of implementing development or infrastructure projects for properties that are vacant, undeveloped, or considered to be sensitive for cultural resources by the City of Perris Planning Division, a Phase I Cultural Resources Study of the subject property prepared in accordance with the protocol of the City of Perris by a professional archeologist shall be submitted to the City of Perris Planning Division for review and approval. The Phase I Cultural Resources Study shall determine whether the subject implementing development would potentially cause a substantial adverse change to any significant paleontological, archaeological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by Riverside County and shall, at a minimum, include the results of the following:</p> <ol style="list-style-type: none"> 1. Records searches at the Eastern Information Center (EIC), the National or State Registry of Historic Places and any appropriate public, private, and tribal archives. 2. Sacred Lands File record search with the NAHC followed by project scoping with tribes recommended by the NAHC. 3. Field survey of the implementing development or infrastructure project site. <p>Mitigation measure completed with preparation of the Draft EIR.</p>

<p>The proponents of the subject implementing development projects and the professional archaeologists shall also contact the local Native American tribes (as identified by the California Native Heritage Commission and the City of Perris) to obtain input regarding the potential for Native American resources to occur at the project site.</p> <p>Measures shall be identified to mitigate the known and potential significant effects of the implementing development or infrastructure project, if any. Mitigation for historic resources shall be considered in the following order of preference:</p> <ol style="list-style-type: none"> 1. Avoidance. 2. Changes to the structure provided pursuant to the Secretary of Interior's Standards. 3. Relocation of the structure. 4. Recordation of the structure to Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standard if demolition is allowed. <p>Avoidance is the preferred treatment for known and discovered significant prehistoric and historical archaeological sites, and sites containing Native American human remains. Where feasible, plans for implementing projects shall be developed to avoid known significant archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the implementing projects shall be designed and landscaped in a manner, which would ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.</p>						
<p>Project mitigation measure MM CR-1 replaces PVCCSP EIR mitigation measures MM Cultural 2, MM Cultural 3, and MM Cultural 4.</p>						
<p>Project Mitigation Measures</p>						
<p>MM CR-1 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</p>	<p>Prior to issuance of grading permits and during ground disturbing activities.</p>	<p>Confirmation of professional archaeologist retention and Native American tribal agreement/ongoing/</p>	<p>City of Perris Planning Division</p>			

	<p>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 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, 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 the Pechanga Band of Indians, the Soboba Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians, or the Rincon Band of Luiseño Indians for a Native American 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 Native American 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 Native American tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Native American 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 Native American 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; • 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 		<p>monitoring/ submittal of Report of Findings.</p>				
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	<p>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</p> <ul style="list-style-type: none"> • 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 shall 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 Native American tribal representatives are not present, all reasonable measures shall be taken to protect the resource(s) in situ and the City Planning Division and Native American tribal representative will be notified. The designated Native American tribal representative shall be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Native American tribal representative will work with the City and project archaeologist to protect the resource in accordance with tribal requirements. All analysis shall be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the Project site or within the off-site Project improvement areas, mitigation measure MM CR-2 shall immediately apply and all items found in association with Native American human</p>						
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	<p>remains shall be considered grave goods or sacred in origin and subject to special handling.</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 shall 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 Native American tribal 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 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 University of California, Riverside, Eastern Information Center and the Native American tribe(s) involved with the Project.</p>						
Implementation of the proposed Project may result in the disturbance of human remains	PVCCSP EIR Mitigation Measures						
	Project mitigation measure MM CR-2 replaces PVCCSP EIR mitigation measure MM Cultural 6.						
	Project Mitigation Measures						
	<p>MM CR-2 In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site improvement areas during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Luiseño 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 would notify the NAHC, which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the 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</p>	During ground disturbing activities.	Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable.	City of Perris Planning Division			

	<p>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 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 5097.981 and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations shall be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings shall be filed with the Eastern Information Center.</p>						
Energy							
<p>The Project would require energy consumption during both construction and operation.</p>	PVCCSP EIR Mitigation Measures						
	<p>PVCCSP EIR mitigation measures MM Air 4, MM Air 11, MM Air 14, MM Air 19, MM Air 20, and MM Air 21 referenced above would reduce Project energy demand.</p>						
	Project Mitigation Measures						
<p>No Project mitigation measure are required.</p>							
Geology/Soils							
<p>Due to the presence of fossil localities in the vicinity, Project-related ground disturbance has the potential to impact paleontological resources throughout the Project area.</p>	PVCCSP EIR Mitigation Measures						
	<p>MM Geo 1: Concurrent with the City of Perris' review of implementing development projects, the project proponent of the implementing development project shall submit a geotechnical report prepared by a registered geotechnical engineer and a qualified engineering geologist to the City of Perris Public Works/Engineering Administration Division for its review and approval. The geotechnical report shall assess the soil stability within the implementing development project affecting individual lots and building pads, and shall describe the methodology (e.g., over-excavated, backfilled, compaction) being used to implement the project's design.</p>	<p>Mitigation measure completed with preparation of the Draft EIR.</p>					
	<p>Project mitigation measure MM GS-1 replaces PVCCSP EIR mitigation measure MM Cultural 5.</p>						
Project Mitigation Measures							

	<p>GS-1 Prior to the issuance of grading permits, the Project applicant shall submit to and receive approval from the City of Perris Planning Division, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during onsite and offsite subsurface excavation that exceeds five (5) feet in depth below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project site or within offsite Project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium, which might be present below the surface. The 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>Prior to issuance of a grading permit and during subsurface excavation when grading and excavation activities will occur at depths greater than 5 feet.</p>	<p>Submit a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP).</p>	<p>City of Perris Planning Division</p>			
	<p>GS-2 Prior to the start of the proposed project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made, and provide contact information for the project paleontologist. The training shall be developed by the project paleontologist and can be delivered concurrently with other training, including cultural, biological, safety, etc.</p>	<p>Prior to construction.</p>	<p>Submit verification that Worker's Environmental Awareness Program training has occurred.</p>	<p>City of Perris Planning Division</p>			

Greenhouse Gas							
Annual greenhouse gas emissions would exceed the City of Perris and South Coast AQMD thresholds of significance.	PVCCSP EIR Mitigation Measures						
	MM Air 2, MM Air 4 through MM Air 7, MM Air 11, MM Air 14, MM Air 18, and MM Air 20, above.						
	Project Mitigation Measures						
	GHG-1 Prior to the issuance of each building permit, the Project Applicant and its contractors shall provide plans and specifications to the City of Perris Building Department that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance.	Prior to issuance of each building permit.	Confirmation that this requirement is included in building plans.	City of Perris Building Division			
GHG-2 All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City of Perris Building Department to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric-powered.	Prior to issuance of certificates of occupancy.	Confirmation that this requirement is included in purchase, rental, and/or services agreements.	City of Perris Building Division				
GHG-3 Once constructed, the Project Applicant shall ensure that all building tenants in the warehouse portion of the Project shall utilize only electric or natural gas service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment, through requirements in the lease agreements. Electric-powered service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment shall also be required instead of diesel-powered equipment, if technically feasible. Yard trucks may be diesel fueled in lieu of electrically or natural gas fueled provided such yard trucks are at least compliant with California Air Resources Board (CARB) 2010 standards for on-road vehicles or CARB Tier 4 compliant for off-road vehicles.	Prior to issuance of certificates of occupancy for the warehouse building.	Confirmation that this requirement is included in lease agreements.	City of Perris Building Division				

	<p>GHG-4 Upon occupancy, the facility operator for the warehouse portion of the Project shall require tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding. Tenants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Tenants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks that are not owned or operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways. The facility operator shall provide an annual report to the City of Perris Planning Division. The report shall: one, list each engine design; two, describe the effort made by each tenant to obtain funding to upgrade their fleet and the results of that effort; and three, describe the change in each fleet composition from the prior year.</p>	<p>Reports submitted annually for the warehouse building.</p>	<p>Review of annual reports demonstrating that this requirement is being met.</p>	<p>City of Perris Planning Division</p>			
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	<p>GHG-5 Tenants who employ 250 or more full or part-time employees shall comply with SCAQMD Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule 2202 with annual reporting of actions and results to the City of Perris. The tenant-implemented program would include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees; • Create and maintain a “commuter club” to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work; • Inform employees of public transit and commuting services available to them (e.g., social media, signage); • Provide on-site transit pass sales and discounted transit passes; • Guarantee a ride home; • Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted; • Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program; and • Implement a commute trip reduction (CTR) program to provide employees assistance in using alternative modes of travel and provide incentives to encourage employee usage. The CTR program would be a multi-strategy program that could include the following individual measures: <ul style="list-style-type: none"> ○ Carpooling encouragement; ○ Ride-matching assistance; ○ Preferential carpool parking; ○ Flexible work schedules for carpools; ○ Half-time transportation coordinator; ○ New employee orientation of trip reduction and alternative travel mode options; ○ Vanpool assistance; and 	<p>Reports submitted annually for the warehouse building.</p>	<p>Review of annual reports demonstrating that this requirement is being met.</p>	<p>City of Perris Planning Division</p>			
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	○ Bicycle end-trip facilities (parking and lockers).					
	GHG 6 Prior to the issuance of a building permit, the Project Applicant shall provide evidence to the City of Perris Building Division that loading docks are designed to be compatible with SmartWay trucks	Prior to issuance of a building permit for the warehouse building.	Confirmation that this requirement is included in building plans.	City of Perris Building Division		
	<p>GHG 7 Upon occupancy and annually thereafter, the facility operator shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:</p> <ul style="list-style-type: none"> • Building energy efficiency, solid waste reduction, recycling, and water conservation. • Vehicle GHG emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting; • Participation in the Voluntary Interindustry Commerce Solutions (VICS) "Empty Miles" program to improve goods trucking efficiencies; • Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling; and • The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity. 	Prior to issuance of certificates of occupancy for the warehouse building and annually thereafter.	<p>Confirmation that this requirement is included in lease agreements.</p> <p>Review of annual reports demonstrating that this requirement is being met.</p>	City of Perris Planning Division		
	GHG-8 Prior to issuance of a building permit, the Project Applicant shall provide the City of Perris Building Division with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support heavy truck charging facilities when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer's data. Electrical system upgrades that exceed reasonable costs shall not be required.	Prior to issuance of a building permit for the warehouse building.	Provide design documents to the City of Perris Building Division that this requirement has been met.	City of Perris Building Division		

	<p>GHG-9 The buildings shall be constructed as certified LEED Silver Level and implement the following, voluntary provisions of the California Green Building Standards Code (CALGreen). The project applicant/developer(s) shall provide documentation (e.g., building plans) of implementation of the applicable voluntary measures to the City of Perris Building Department prior to the issuance of building permits.</p> <ul style="list-style-type: none"> • Design the proposed parking areas to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2; • Include solar panels to offset the office energy use that can accommodate at least 15% of the energy demand for the hotel and restaurant buildings and 100% of the warehouse building; • Design the proposed parking areas to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2; <p>Plant trees in excess of the number required per the PVCCSP landscaping standards for commercial and industrial uses or identify, with assistance from City staff, areas (i.e., parks and open space) within the City of Perris where additional trees could be planted.</p>	Prior to issuance of a building permits.	Confirmation that this requirement is included in building plans.	City of Perris Building Division			
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Hazards and Hazardous Materials							
The Project could have potential impacts on flight operations associated with March ARB/IPA.	PVCCSP EIR Mitigation Measures						
	<p>MM Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.</p>	<p>Prior to recordation of a final map, issuance of a building permit or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first.</p>	<p>Submittal of evidence of conveyance of an avigation easement to the MARB/IPA Authority or provide documentation to the City of Perris and the Airport Land Use Commission that such conveyance has previously been recorded.</p>	<p>City of Perris Planning Division</p>			
	<p>MM Haz 3: Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.</p>	<p>Prior to issuance of building permits.</p>	<p>Submittal of lighting plans demonstrating that lights are hooded or shielded to prevent either the spillage of lumens or reflection into the sky and that all outdoor lighting is downward facing as much as feasible.</p>	<p>City of Perris Building Division</p>			
<p>MM Haz 4: The following notice shall be provided to all potential purchasers and tenants: "This property is presently located in the vicinity of an airport, within what is known as an Airport Influence Area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A)."</p>	<p>Prior to issuance of certificates of occupancy and tenant improvements.</p>	<p>Confirmation that this requirement is included in lease agreements.</p>	<p>City of Perris Planning Division</p>				

	<p>MM Haz 5: The following uses shall be prohibited:</p> <p>a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e) All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p>	Prior to issuance of building permits.	Submittal of evidence that uses listed are prohibited on site.	City of Perris Planning Division			
<p>Project Mitigation Measures</p> <p>No project specific mitigation measures required.</p>							
<p>Noise</p>							
<p>The Project could generate 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.</p>	<p>PVCCSP EIR Mitigation Measures</p>						
	<p>MM Noise 1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The construction contractors shall place all stationary construction equipment, so that emitted noise is directed away from the noise-sensitive receptors nearest the project site.</p>	Prior to issuance of grading permits and during construction	Confirmation that this requirement is included in contractor contracts.	City of Perris Planning Division			
	<p>MM Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.</p>	Prior to issuance of grading permits and during construction	Confirmation that this requirement is included in contractor contracts.	City of Perris Planning Division			
	<p>MM Noise 3: No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.</p>	Prior to issuance of grading permits and during construction	Confirmation that this requirement is included in contractor contracts.	City of Perris Planning Division			
	<p>MM Noise 4: Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.</p>	Prior to issuance of grading permits and during construction	Confirmation that this requirement is included in contractor contracts.	City of Perris Planning Division			

<p>MM Noise 5: New sensitive land uses, including residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, education facilities, and libraries, to be located within the PVCCSP shall be protected from excessive noise, including existing and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 60 dBA (65 dBA is conditionally acceptable) in outdoor living areas and an interior standard of 45 dBA in all habitable rooms. Specifically, special consideration shall be given to land uses abutting Ramona Expressway from Redlands Avenue to Evans Road and from Evans Road to Bradley Road; Rider Street from Evans Road to Bradley Road; Placentia Avenue from Perris Boulevard to Redlands Avenue, from Redlands Avenue to Wilson Avenue, from Wilson Avenue to Murrieta Road, and from Murrieta Road to Evans Road. Perris Boulevard from Orange Avenue to Placentia Avenue and from San Michele Road to Krameria Avenue; and Redlands Avenue from Nuevo Road to Citrus Avenue, from Citrus Avenue to Orange Avenue and from Orange Avenue to Placentia Avenue.</p>	<p>Prior to issuance of building permits for apartment uses</p>	<p>Confirmation that reduction requirements are reflected in apartment building plans.</p>	<p>City of Perris Building Division</p>			
<p>Project Mitigation Measures</p>						
<p>MM NOI-1 The Project developer shall install temporary construction noise barriers with a minimum height of 12 feet along both the western and eastern property boundaries during site preparation and grading operation. The barriers shall have a minimum Sound Transmission Classification of 25 which reduce temporary maximum construction equipment noise to measured ambient conditions at both the Parkway Mobile Home Park and Camper Resorts of America. Temporary barriers can be removed after construction of the perimeter screening walls provided the screening walls are constructed prior to the paving phase.</p>	<p>Prior to issuance of grading permits and during construction</p>	<p>Prior to issuance of grading permits and during construction</p>	<p>City of Perris Planning Division</p>			
<p>MM NOI-2 If allowed by the owner of the Camper Resorts of America facility, the Project applicant shall construct a 6-foot-tall concrete masonry unit wall from the southeastern property corner approximately 486 feet along the southern boundary of the Camper Resorts of America facility. The concrete masonry unit wall shall connect to the existing concrete masonry unit wall. The Project applicant shall also increase height of the existing concrete masonry unit wall to 6 feet if feasible or shall replace the existing wall with a new 6-foot-tall concrete masonry unit wall.</p>	<p>Prior to issuance of certificates of occupancy for the warehouse building.</p>	<p>Approval of wall construction plans.</p>	<p>City of Perris Building Division</p>			
<p>MM NOI-3 Increase the northern section (i.e., from the northern terminus of the 14-foot section) of the eastern perimeter wall height from 8 feet to 12 feet, a distance of approximately 242 feet.</p>	<p>Prior to issuance of a building permit for the warehouse building.</p>	<p>Confirmation that this requirement is included in building plans.</p>	<p>City of Perris Building Division</p>			

	MM NOI 4 Restrict nighttime (i.e., 10:00 p.m. to 7:00 a.m.) truck back-in parking to the 220-foot section of 14-foot-high perimeter wall.	Prior to issuance of certificates of occupancy for the warehouse building.	Confirmation that this requirement is included in lease agreements. Review of annual reports demonstrating that this requirement is being met..	City of Perris Planning Division			
Transportation							
The avoid transportation impacts, the proposed Project would be required to implement the applicable PVCCSP EIR measures and Project Design Features.	PVCCSP EIR Mitigation Measures						
	MM Trans 1 - Future implementing development projects shall construct on-site roadway improvements pursuant to the general alignments and right-of-way sections set forth in the PVCC Circulation Plan, except where said improvements have previously been constructed.	Mitigation measure completed with preparation of the Project site plan.					
	MM Trans 2 - Sight distance at the project entrance roadway of each implementing development project shall be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	Prior to approval of the Phase I and Phase II final grading, landscape and street improvement plans.	Approval of the Phase I and Phase II final grading, landscape and street improvement plans.	City of Perris Engineering Department			
	MM Trans 3 - Each implementing development project shall participate in the phased construction of off-site traffic signals through payment of that project's fair share of traffic signal mitigation fees and the cost of other off-site improvements through payment of fair share mitigation fees which includes the NPRBBD (North Perris Road and Bridge Benefit District). The fees shall be collected and utilized as needed by the City of Perris to construct the improvements necessary to maintain the required level of service and build or improve roads to their buildout level.	Prior to issuance of certificates of occupancy.	Receipt of payment.	City of Perris Engineering Department			

	<p>MM Trans 4 - Prior to the approval of individual implementing development projects, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing in the project area that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the project area, road improvements adjacent to the project site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalk and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project.</p>	Mitigation measure completed with preparation of the Draft EIR.					
	<p>MM Trans 5 - Bike racks shall be installed in all parking lots in compliance with City of Perris standards.</p>	Prior to issuance of certificates of occupancy.	Bike racks installed per City standards.	City of Perris Building Division			
	<p>MM Trans 6 - Each implementing development project that is located adjacent to the MWD Trail shall coordinate with the City of Perris Parks and Recreation Department to determine the development plan for the trail.</p>	The Project site is not adjacent to the MWD Trail.					
	<p>MM Trans 8 - Proposed mitigation measures resulting from project-level traffic impact studies shall be coordinated with the NPRBBD to ensure that they are in conformance with the ultimate improvements planned by the NPRBBD. The applicant shall be eligible to receive proportional credits against the NPRBBD for construction of project level mitigation that is included in the NPRBBD.</p>	Mitigation measure completed with preparation of the Draft EIR.					
<p>Project Mitigation Measures</p>							
<p>No project-specific mitigation measures required.</p>							
<p>Tribal Cultural Resources</p>							
<p>The project may impact an unknown tribal cultural resources during ground disturbing activities</p>	<p>PVCCSP EIR Mitigation Measures</p>						
	<p>No mitigation measures are applicable.</p>						
	<p>Project Mitigation Measures Refer to previously referenced mitigation measures MM CR-1 and MM CR-2.</p>						

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring Requirements and Procedures

The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed development.

As stated in Section 21081.6 of the Public Resources Code,

“...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table provided below lists those mitigation measures that may or may not be included as conditions of approval for the Project. To ensure that all the mitigation measures are properly implemented, the following monitoring program identifies the timing and responsibility for monitoring each measure. The developer will have the primary responsibility for implementing the measures, and the various City of Perris departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.