

**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.						

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	<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			

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	<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			

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	<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			

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	<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			

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	<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.					

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	<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			

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	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.						
	PVCCSP EIR Mitigation Measures						
	No PVCCSP EIR mitigation measures are applicable						
	Project Mitigation Measures						
The proposed Project could expose sensitive receptors to substantial pollutant concentrations.	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. 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.	Prior to issuance of a grading permit for Phase II	Confirmation that this requirement is included in contractor contracts.	City of Perris Building Division			

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>						
Project mitigation measure MM CR-1 replaces PVCCSP EIR mitigation measures MM Cultural 2, MM Cultural 3, and MM Cultural 4.						
Project Mitigation Measures						
<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>	<p>Prior to issuance of a building permits.</p>	<p>Confirmation that this requirement is included in building plans.</p>	<p>City of Perris Building Division</p>			
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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.