

4. Mitigation Monitoring and Reporting Summary

4.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report (EIR) has been certified, which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to 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" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program is required to ensure that adopted mitigation measures are successfully implemented. The City of Perris is the Lead Agency for the Harvest Landing Retail Center & Business Park Project and is responsible for implementation of the Mitigation Monitoring and Reporting Program. This report describes the Mitigation Monitoring and Reporting Program for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the Mitigation Monitoring and Reporting Program.

4.2 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Project. The table identifies mitigation measures required by the City to mitigate or avoid significant impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The Mitigation Monitoring and Reporting Program also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plans, Programs, and Policies and mitigation measures are completed, the compliance monitor will sign and date the Mitigation Monitoring and Reporting Program, indicating that the required actions have been completed.

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Table 4-1: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
AESTHETICS				
<p>Mitigation Measure AES-1: Construction Lighting. Prior to issuance of grading permits, the Project developer(s) shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Building Division</p>	<p>Verification of temporary construction lighting on construction work plans</p>	<p>Initials: _____ Date: _____</p>
AIR QUALITY				
<p>Mitigation Measure AQ-1: Super-Compliant Low VOC. Project construction plans and specifications shall state that the Project shall utilize “Super-Compliant” low VOC paints for nonresidential interior and exterior surfaces and low VOC paint for parking lot surfaces. Super-Compliant low VOC and low VOC paints have been reformulated to exceed the regulatory VOC limits put forth by South Coast AQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC and low VOC paints shall be no more than 50 g/L of VOC.</p>	<p>Prior to issuance of building permits</p>	<p>City of Perris Building Division</p>	<p>Verification that this requirement is included in contractor specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-2: Tier 4 Final. The construction plans and specifications shall state that off-road diesel construction equipment rated at 50 horsepower (hp) or greater, complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 Final off-road emissions standards or equivalent and shall keep all equipment maintenance records and data sheets, including design specifications and emission control tier classifications, onsite or at the contractor’s office and shall furnish documents to the Lead Agency or other regulators, upon request. The Lead Agency shall conduct an on-site inspection to verify compliance with construction mitigation and to</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Building Division</p>	<p>Verification that this requirement is included in contractor specifications.</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
identify other opportunities to further reduce particulate emissions.				
Mitigation Measure AQ-3: The Project Applicant/Developer/Owner shall identify a person to act as a community liaison concerning onsite construction activities and operations and provide contact information for the community liaison to the surrounding community. The contact of the community liaison shall be provided to the Lead Agency and posted on the construction site prior to issuance of a demolition permit.	Prior to issuance of demolition permits	City of Perris Building Division	Verification that this requirement is included in contractor specifications.	Initials: _____ Date: _____
Mitigation Measure AQ-4: Project construction plans and specifications shall require that during Project grading operations, Project contractors shall limit the amount of daily grading disturbance area to not exceed the assumptions specified in the Draft EIR Air Quality Impact Analysis. Additionally, the Project Applicant/Developer/Contractor shall include a note on grading plans that prohibits grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone in the Project area. Daily Air Quality Index forecasts for the next day of grading shall be checked via the airnow.gov system the day prior by the Project Contractor.	Prior to issuance of grading permits	City of Perris Building Division	Verification that this requirement is included in contractor specifications.	Initials: _____ Date: _____
Mitigation Measure AQ-5: Project construction plans and specifications shall require on-road heavy-duty haul trucks to be model year 2014 or newer if diesel-fueled pursuant to CARB's particulate matter filter requirements.	Prior to issuance of grading permits	City of Perris Building Division	Verification that this requirement is included in contractor specifications.	Initials: _____ Date: _____
Mitigation Measure AQ-6: The Project construction plans and specifications shall require the Project Applicant/Developer/Contractor provide information on transit and ridesharing programs and services to construction employees.	Prior to issuance of grading permits	City of Perris Building Division	Verification that this requirement is included in contractor specifications.	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<p>Mitigation Measure AQ-7: The Project construction plans and specifications shall require that the Project Applicant/Developer shall provide meal options onsite or shuttles between the construction site and nearby meal destinations for construction employees.</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Building Division</p>	<p>Verification that this requirement is included in contractor specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-8: Idling Regulations. The Project plans and specifications shall include signs at loading dock facilities that include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for trucks drivers to restrict idling to no more than 3 minutes once the vehicle is stopped, the transmission is set to “neutral” or “park”, and the parking brake is engaged pursuant to Title 13 of the California Code of Regulations, Section 2485; and 3) telephone numbers of the building facilities manager, South Coast AQMD and CARB to report violations. Signs shall be installed prior to receipt of an occupancy permit.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Building Division</p>	<p>Verification that this requirement is included in contractor specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-9: Electric Vehicle Charging Stations and Carpool Parking. The Project plans and specifications for the industrial buildings shall include electric vehicle charging stations and a minimum of 5 percent carpool parking spaces at each building for employees and the public to use.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Building Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-10: Electric Interior Vehicles. The Project plans and specifications for all of the industrial buildings shall include infrastructure to support use of electric-powered forklifts and/or other interior vehicles. The requirement that all on-site yard hostlers, yard equipment, forklifts, and pallet jacks shall be zero-emissions equipment, or equivalent language, shall be incorporated in all Project facility lease documents. Prior to issuance of a Certificate of Occupancy, facility owners or tenants shall provide documentation to the City of Perris Planning Division verifying that signed lease</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
documents incorporate the requirement that all on-site yard trucks/hostlers shall be zero-emissions equipment.				
<p>Mitigation Measure AQ-11: Transportation Management. The Project plans and specifications for the industrial buildings shall require that a Transportation Management Association (TMA) or similar mechanism shall be established by the Project to encourage and coordinate carpooling. The TMA shall advertise its services to the building occupants. The TMA shall offer transit incentives to employees and shall provide shuttle service to and from public transit, should a minimum of 5 employees request and use such service from a transit stop at the same drop-off and/or pickup time. The TMA shall distribute public transportation information to its employees. The TMA shall provide electronic message board space for coordination rides.</p>	Prior to issuance of occupancy permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____
<p>Mitigation Measure AQ-12: The City occupancy permitting shall require that all facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site meet or exceed 2014 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility operators which own vehicles subject to Section 2025 shall maintain records on-site demonstrating compliance with this requirement and shall make records available for inspection by the local jurisdiction, air district, and state upon request.</p>	Prior to issuance of occupancy permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____
<p>Mitigation Measure AQ-13: The Project plan and specifications shall include that the Project Applicant/Developer shall construct electric truck charging infrastructure within truck parking areas consisting of infrastructure (i.e., conduit) to support future installation of charging stations when such trucks are commercially available, as reasonably determined by the City of Perris Planning Division.</p>	Prior to issuance of occupancy permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<p>Conduit shall be provided proportional to parking spaces at a ratio of conduit for one charging station for every 10 truck parking spaces for all buildings developed within the MBU designation. Additionally, the Project Applicant/Developer shall construct electric light-duty truck charging infrastructure consisting of infrastructure (i.e., conduit) proportional, i.e., conduit for one charging station for every five light-duty truck parking spaces at the Project for all buildings developed within the MBU designation.</p>				
<p>Mitigation Measure AQ-14: Prior to the issuance of certificate of occupancy, the Project Applicant/Owner shall provide evidence to the City of Perris Planning Division that all Project lease agreements require facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-15: Prior to the issuance of certificate of occupancy, the Project Applicant/Owner shall provide evidence to the City of Perris Planning Division that all Project lease agreements require operators to establish and promote a rideshare program that discourages single-occupancy vehicle trips and provides financial incentives for alternate modes of transportation, including carpooling, public transit, and biking.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-16: Prior to the issuance of certificate of occupancy, the Project Applicant/Owner shall provide evidence to the City of Perris Planning Division that all Project lease agreements require that all landscape equipment used to maintain the landscaping within the Project site shall be electric, and that Project plans support use of electrical landscaping equipment.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>

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<p>Mitigation Measure AQ-17: Prior to certificate of occupancy, the Project Applicant shall post signs in English and Spanish at every truck exit driveway providing directional information to the truck route.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-18: Prior to the issuance of certificate of occupancy, the Project Applicant/Owner shall provide evidence to the City of Perris Planning Division that leasing agreements for each industrial building require that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB- approved courses. Also, if the tenant/facility operator owns its own fleet of vehicles, subject to 13 California Code of Regulations section 2025, require such tenants/facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-19: Prior to the issuance of certificate of occupancy, the Project Applicant/Owner shall provide evidence to the City of Perris Planning Division that leasing agreements for each industrial building require that Project Applicant/Developer/Owner provide tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets, prior to issuance of each certificate of occupancy.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____ Date: _____</p>
<p>Mitigation Measure AQ-20: The Project shall incorporate at least one of the following measures, applicable to the Phase 2 parcel located east of Indian Avenue and west of Barrett Avenue:</p> <ul style="list-style-type: none"> The Phase 2 parcel located east of Indian Avenue and west of Barrett Avenue shall be developed such that a minimum 1,000-foot setback between building loading docks and the residential development east of Barrett 	<p>Prior to issuance of permits for Phase 2</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	

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<p>Avenue is incorporated. If the Specific Plan Overlay is not being redeveloped as part of Phase 2 development, a 1,000-foot setback shall be incorporated between building loading docks and Val Verde Elementary School as well.</p> <ul style="list-style-type: none"> • Diesel-powered trucks shall be restricted from accessing the Phase 2 parcel located east of Indian Avenue and west of Barrett Avenue. Trucks accessing this parcel shall be electric-, hydrogen-, or natural gas-powered. • Once site plans are available for Phase 2, a site specific HRA shall be prepared demonstrating that the Phase 2 development would not exceed South Coast AQMD significance thresholds. If the site-specific HRA determines that the Phase 2 development would not exceed South Coast AQMD significance thresholds, the first two measures of this Mitigation Measure shall not apply. 				
BIOLOGICAL RESOURCES				
<p>Mitigation Measure BIO-1: Nesting Bird Survey. Site preparation activities (such as 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 (generally February 1 to September 15 although the nesting season may be extended due to weather and drought conditions).</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 Migratory Bird Treaty Act or the California Fish and Game Code are present</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Planning Division</p>	<p>Results of pre-activity field survey shall be submitted to the City of Perris Planning Division</p> <p>If nests are encountered, monitoring report shall be submitted to the City of Perris Planning Division.</p>	<p>Initials: _____</p> <p>Date: _____</p>

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<p>in the construction zone. The Project biologist shall be 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.</p> <p>The pre-activity field surveys shall include the Project site and adjacent areas where Project activities have the potential to cause nest failure. The surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three (3) days prior to the initiation of Project site preparation activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The 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> <p>If active nests are not located within the Project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season.</p> <p>If active nests are located during the pre-activity field survey, the Project biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Project biologist shall monitor the nest at the onset of Project</p>				

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<p>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 Project biologist determines that such Project activities may be causing an adverse reaction, the Project 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 Project 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 the City of Perris Planning Division for mitigation monitoring compliance record keeping.</p>				
<p>Mitigation Measure BIO-2: Preconstruction Burrowing Owl Survey & Burrowing Owl Plan. The Project proponent shall retain a qualified biologist to conduct a pre-construction survey for burrowing owls within 30 days prior to commencement of construction activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering). 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, if burrowing owls are observed during the nesting bird survey (Mitigation Measure BIO-1), to be conducted within three days prior to ground disturbance or vegetation clearance, the observation shall be reported to the Riverside Conservation Authority (RCA), United States Fish and Wildlife Service (FWS), and California Department</p>	<p>Within 30 days prior to grading and construction activities</p>	<p>City of Perris Planning Division</p>	<p>Results of pre-construction survey shall be submitted to the 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 into place by a qualified biologist, FWS, City of Perris Planning Division, and the Project applicant, if applicable.</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<p>of Fish and Wildlife (CDFW). If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. An additional preconstruction survey for resident burrowing owls within three days prior to commencement of construction shall also be conducted. The pre-construction survey and any relocation activity shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside MSHCP.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification by the City within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided and the Project biologist and Project proponent shall coordinate with the City of Perris Planning Division, the FWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the FWS 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 the Western Riverside County 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 Project proponent shall implement the Burrowing Owl Plan following CDFW and FWS review and concurrence. A final letter</p>				

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<p>report shall be prepared by the Project biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the CDFW prior to the start of Project activities. When the Project biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, Project activities may begin. If burrowing owls occupy the Project site after Project activities have started, then construction activities shall be halted immediately within a 500-foot radius. The Project proponent shall notify the City of Perris Planning Division and the City shall notify the CDFW and the FWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.</p>				
<p>Mitigation Measure BIO-3: Establishment of Onsite Drainage Feature. Prior to issuance of grading permits within the Phase 1 area, the Applicant shall obtain required permits from the California Department of Fish and Wildlife (1601-1603 Streambed Alternation Permits) and Santa Ana Regional Water Quality Control Board (401 Permit). In response to the requirements associated with these permits, a Mitigation Plan shall be developed by a qualified biologist and submitted to these agencies. The Mitigation Plan shall require mitigation at a ratio of 2:1 (0.5-acre) through onsite establishment of herbaceous riparian habitat within the Phase 2 development area, or, if such credits become available, purchase of mitigation credits at a ratio of 2:1.</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Planning Division</p>	<p>Approval of required permits from California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board</p>	<p>Initials: _____ Date: _____</p>
<p>CULTURAL RESOURCES</p>				
<p>Mitigation Measure CUL-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).</p>	<p>Prior to the issuance of grading permits and during ground disturbing activities.</p>	<p>City of Perris Planning Division</p>	<p>Confirmation of professional archaeologist retention/approval of archaeologist by Director of Development Services/submittal of</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<p>The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the Project archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project site or within the off-site Project improvement areas until the Project archaeologist has been approved by the City.</p> <p>The Project archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the Project proponent/developer, property owner, and the City of Perris in a timely manner. The Project archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>The Project proponent/developer shall also enter into an agreement with either the Pechanga Band of Indians, the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians for a tribal representative (observer/monitor) to work along with the Project 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 tribal representative shall be on-site during all ground-disturbing of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, etc. The tribal representative should be on-site any time the Project archaeologist</p>			<p>tribal agreement/submittal of Report of Findings</p>	

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<p>is required to be on-site. Working with the Project archaeologist, the tribal representative 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 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 curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and • The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation. <p>The Project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p>In the event that archaeological resources are discovered at the Project site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly</p>				

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<p>Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the Project archaeologist.</p> <p>If any Native American artifacts are identified when the tribal representative is not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and tribal representative will be notified. The designated tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the tribal representative will work with the City and Project archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the Project archaeologist, in consultation with the designated tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p>				

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<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 South Coastal Information Center, and the tribe(s) involved with the Project.</p>				
<p>Mitigation Measure CUL-2: Human Remains. In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated 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 Native American Heritage Commission (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 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</p>	<p>During ground disturbing activities</p>	<p>City of Perris Planning Division</p>	<p>Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable.</p>	<p>Initials: _____ Date: _____</p>

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<p>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 5097.98(e) 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 will be documented by the Project archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Coastal Information Center.</p>				
GEOLOGY AND SOILS				
<p>Mitigation Measure PAL-1: Paleontological Monitoring. Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any project-related excavations. Selection of the Project 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 the off-site project improvement areas until the Project paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The Project paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The Project paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The Project paleontologist shall</p>	<p>Prior to issuance of a grading permit and during subsurface excavation.</p>	<p>City of Perris Planning Division</p>	<p>Submittal and approval of a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP)</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<p>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>				
GREENHOUSE GAS EMISSIONS				
<p>Mitigation Measure GHG-1: The Project plans and specifications shall require that, prior to receipt of occupancy permits, separate recycling bins shall be provided within each commercial/industrial building and large external recycling collection bins shall be provided at central locations in the commercial and industrial land uses for collection truck pickup. In addition, the Project shall provide a commercial recycling/ composting program that provides a minimum 50 percent diversion of waste for the commercial land uses. In addition, the Project shall provide an industrial recycling program that provides a minimum 60 percent diversion of waste for the industrial land uses.</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in Project plans and specifications.</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>Mitigation Measure GHG-2: The Project landscape plans and specifications shall require that drought tolerant low-water landscaping and trees be</p>	<p>Prior to issuance of occupancy permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in</p>	<p>Initials: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
installed throughout the Project site and use recycled (purple pipe) irrigation water with drip irrigation and weather based smart irrigation controllers.			Project plans and specifications.	Date: _____
<p>Mitigation Measure GHG-3: The Project plans and specifications shall require that the Project shall implement a Water Conservation Strategy and demonstrate a minimum 20 percent reduction in indoor and outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Prior to the issuance of building permits for the Project, the Project applicant shall provide building plans that could include the following water conservation measures:</p> <ul style="list-style-type: none"> • Install low-water use appliances and fixtures • Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces • Implement water-sensitive urban design practices in new construction • Install rainwater collection systems 	Prior to issuance of building permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____
<p>Mitigation Measure GHG-4: The Project plans and specifications shall require that all development within the MBU areas shall achieve certification of compliance or demonstrate equivalency with LEED Silver building standards. Prior to the issuance of building permits, the Project Applicant or successor in interest shall provide documentation to the City of Perris demonstrating that each development is designed to achieve energy efficient buildings equivalent to LEED Silver building standards with the following design criteria options:</p> <ul style="list-style-type: none"> • Five percent of all parking spaces shall have Level 2 or Level 3 charging capacity. • Ten percent of all parking spaces shall have EV-ready conduit. 	Prior to issuance of building permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<ul style="list-style-type: none"> • Building envelopes insulation of conditioned space within all commercial and industrial buildings shall be R15 or greater for walls and R30 or greater for attics/roofs. • Windows of commercial and industrial buildings shall have an insulation factor of 0.28 or less U-factor and 0.22 or less SHGC. • All roofing material for commercial buildings shall be CRRC Rated 0.15 aged solar reflectance or greater and 0.75 thermal emittance. • All heating/cooling ducting within the commercial and industrial buildings shall be insulated with R6 or greater insulation. • All heating and cooling equipment shall be ERR 14/78 percent AFUE, or 7.7 HSPF levels of efficiency or greater. • All water heaters in the commercial and industrial buildings shall be high efficiency electric water heaters with a minimum 0.72 Energy Factor or greater. • Lighting within the commercial and industrial buildings shall be high efficiency LED lighting with a minimum of 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15–40-watt fixtures, and 60 lumens/watt for fixtures greater than 40 watts. • All appliances within the commercial and industrial land uses shall be energy star rated appliances. <p>All water fixtures shall be water efficient (toilets/urinals [1.5 GPM or less], showerheads [2.0 GPM or less], and faucets [1.28 GPM or less]).</p>				
<p>Mitigation Measure GHG-5: The Project Applicant/Developer shall install all necessary infrastructure (i.e., wiring, reinforced roofs) to allow</p>	<p>Prior to issuance of building permits</p>	<p>City of Perris Planning Division</p>	<p>Verification that this requirement is included in</p>	<p>Initials: _____</p>

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
solar photovoltaic systems on the project site to be installed in the future, with a specified electrical generation capacity in order to meet California Green Building Code Standards. The entire roof of the office section of each industrial building shall be designed to support solar installations; and, once the building tenant has been identified, solar panels shall be installed in order to generate enough energy to meet 100% of the building office's energy needs.			Project plans and specifications.	Date: _____
TRANSPORTATION				
<p>Mitigation Measure TR-1: Voluntary Commute Trip Reduction Program. For tenants with less than 250 employees, the tenant shall implement a Voluntary Commute Trip Reduction Program, which shall encourage alternative modes of transportation, such as carpooling. The Voluntary Commute Trip Reduction Program would encourage employers to track and report employee commute data and provide resources to support participation in commute reduction efforts, without mandatory compliance or penalties. The Voluntary Commute Trip Reduction Program would be fulfilled through implementation of one or more of the following measures:</p> <ul style="list-style-type: none"> • Implement Commute Trip Reduction Marketing. This measure would ensure that employees are informed about available transportation options, thereby maximizing participation in the Voluntary Commute Trip Reduction programs and contributing to the reduction of traffic congestion. • Provide Ridership Program. This measure would provide transit passes or other incentives to employees, encouraging the use of public transportation. Given the scale of employment in the Business Park phases, this program is expected to reduce vehicle use and lower VMT. 	Prior to issuance of occupancy permits	City of Perris Planning Division	Verification that this requirement is included in Project plans and specifications.	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
<ul style="list-style-type: none"> • Implement Subsidized or Discounted Transit Program. This measure involves offering subsidized or discounted transit passes to employees. By reducing the cost of public transportation, it aims to increase its use among employees, thereby decreasing single-occupancy vehicle trips and contributing to a reduction in vehicle miles traveled (VMT). • Provide End-of-Trip Bicycle Facilities. End-of-trip facilities, including bike racks, lockers, and showers, shall be provided to support employees who choose to bike to work. These facilities are necessary to facilitate and increase bicycle commuting. • Provide Employer-Sponsored Vanpool. This measure would support a vanpool program, reducing single-occupancy vehicle use. The vanpool program is particularly applicable to the large workforce anticipated in the Business Park phases. 				

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