

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Stratford Ranch Industrial

The program has been prepared in compliance with State law and the Stratford Ranch Industrial Environmental Impact Report (EIR) (State Clearinghouse No. 2012011037) prepared for the project by the City of Perris.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Perris is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Stratford Ranch Industrial	Applicant:	Stratford Ranch Investors, LLC
	Date:	August 2012

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
AESTHETICS					
<p>4.1.6.1A Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction staging areas are located in the western portions of the project site and north of Perry Street extended. In addition, 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>City of Perris Planning Division Project Contractor</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City confirmation of location of staging area on grading plans and construction phase site inspection by City staff or approved representative.</p> <p>City confirmation of grading and construction plans stating that security lighting shall be downward facing and hooded and construction phase site inspection by City staff or approved representative.</p>		<p>Withhold Grading Permit or Issuance of a Stop Work Order</p>
AIR QUALITY					
<p>4.3.6.1A Prior to the issuance of building permits, the project applicant shall require by contract specifications that architectural coatings require the use of either HVLP spraying equipment with a minimum transfer efficiency of at least 50 percent or manual application techniques to apply architectural coatings. The project designer and contractor shall also reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awning), materials that do not</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Building Permits</p>	<p>City review of contractor's specifications stating that:</p> <p>1. Architectural coatings require the use of either HVLP spraying equipment with a minimum transfer efficiency of at least 50 percent or manual</p>		<p>Withhold Building Permits</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>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. The construction contractor shall be required to utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.</p>			<p>application techniques to apply architectural coatings.</p> <p>2. Building features utilize precoated materials (e.g., bathroom stall dividers, metal awning), materials that do not require painting, and coatings and solvents with a VOC content lower than required under Rule 1113.</p> <p>3. Building paint specifications utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113.</p>		
<p>4.3.6.1B Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all diesel construction equipment with 50 or more horsepower shall be configured to meet or exceed the EPA Tier 3 emissions 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 the proposed project construction documents, which shall be reviewed by the City.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City review of construction documents stating that all diesel construction equipment with 50 or more horsepower shall be configured to meet or exceed the EPA Tier 3 emissions standards with available CARB verified or EPA certified technologies, and that diesel equipment shall use water emulsified diesel fuel such as PURINOx unless it is unavailable in Riverside</p>		<p>Withhold Grading Permit or Issuance of a Stop Work Order</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			County at the time of project construction activities.		
<p>4.3.6.1C The project proponent and its contractors shall ensure that, during construction, site preparation and grading phases do not overlap and that all other construction phases occur after these two construction phases so that construction emissions do not exceed those established by the SCAQMD.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City review of construction documents stating that site preparation and grading phases do not overlap and that all other construction phases occur after these two construction phases so that construction emissions do not exceed those established by the SCAQMD.</p>		<p>Withhold Grading Permit or Issuance of a Stop Work Order</p>
<p>4.3.6.1D The project proponent and its contractors shall ensure that, during construction, contractors shall turn off all diesel powered construction equipment when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permits and Building Permits</p>	<p>City review of construction documents stating that contractors shall turn off all diesel-powered construction equipment when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.</p>		<p>Withhold Grading Permit or Building Permit or Issuance of a Stop Work Order</p>
<p>4.3.6.1E The project proponent and its contractors shall ensure that, during construction, no diesel-powered generators shall be used to the extent feasible.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permits and Building Permits</p>	<p>City review of construction documents stating that the project proponent and its contractors shall ensure that, during construction, no diesel-powered generators shall be used to the extent feasible.</p>		<p>Withhold Grading Permit or Building Permit or Issuance of a Stop Work Order</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>4.3.6.1F During construction, ozone precursor emissions from mobile source 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' Planning Division. Equipment maintenance records and equipment design specification data shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Planning Division.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permits and Building Permits</p>	<p>City review of construction documents stating that ozone precursor emissions from mobile source 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' Planning Division and that equipment maintenance records and equipment design specification data shall be kept on-site during construction.</p> <p>Inspection of equipment maintenance records and equipment design specification data by City staff or approved representative.</p>		<p>Withhold Grading Permit or Building Permit or Issuance of a Stop Work Order</p>
<p>4.3.6.2A The proposed project proponent and its contractors shall ensure that any project buildings designed to accommodate refrigerated storage shall provide electrical connections for a majority of the trailer spaces.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Building Permits</p>	<p>City review and approval of building plans showing any project buildings designed to accommodate refrigerated storage provide electrical connections for a majority of the trailer spaces.</p>		<p>Withhold Building Permit</p>
<p>4.3.6.2B The proposed project proponent and its contractors shall ensure that all project buildings</p>	<p>City of Perris</p>	<p>Prior to issuance of Building</p>	<p>City review and approval of building plans</p>		<p>Withhold Building Permit</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
shall be designed to exceed current Title 24 requirements by fifteen percent (15%).This can be achieved by the developer, at its discretion, through insulation methods, lighting efficiencies and/or use of solar power.	Planning Division Building Division	Permits	demonstrating that all project buildings are designed to exceed current Title 24 requirements by fifteen (15%) through insulation methods, lighting efficiencies and/or use of solar power.		
4.3.6.2C The proposed project proponent and its contractors shall ensure that all project buildings shall include solar water heaters.	City of Perris Planning Division Building Division	Prior to issuance of Building Permits	City review and approval of building plans showing that all project buildings shall include solar water heaters.		Withhold Building Permit
4.3.6.2D The proposed project proponent and its contractors shall ensure that all project buildings shall be designed for passive heating and cooling, and shall include natural light. Features designed to achieve this shall include the proper placement of windings, overhangs and skylights.	City of Perris Planning Division Building Division	Prior to issuance of Building Permits	City review and approval of building plans showing that all project buildings are designed for passive heating and cooling, and include natural light, and that features designed to achieve this include the proper placement of windings, overhangs, and skylights.		Withhold Building Permit
4.3.6.2E The proposed project proponent and its contractors shall ensure that all building tenants shall utilize only electric service yard trucks (hostlers), pallet jacks, and forklifts), and other onsite equipment. Electric-powered equipment shall also be required instead of gasoline-powered equipment, if technically feasible.	City of Perris Planning Division	Prior to issuance of Occupancy Permit	The developer shall provide to the City written documentation (proof) the occupant of the building is aware of the mitigation measure.		Withhold Occupancy Permit
4.3.6.2F The proposed project proponent and its contractors shall ensure that passenger vehicle parking for each building shall contain no less than five (5) preferential parking spaces for electric	City of Perris Planning Division	Prior to issuance of Building Permits	City review and approval of building plans that show that passenger vehicle parking for each		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
and/or natural gas vehicles.	Building Division		building shall contain no fewer than five (5) preferential parking spaces for electric and/or natural gas vehicles.		
4.3.6.2G The proposed project proponent and its contractors shall ensure that all building tenants and their contractors shall utilize electric equipment for landscape maintenance.	City of Perris Planning Division	Prior to issuance of Occupancy Permit	The developer shall provide to the City written documentation (proof) the occupant of the building is aware of the mitigation measure.		Withhold Occupancy Permit
4.3.6.2H The proposed project proponent and its contractors shall ensure that outdoor lighting for the project buildings shall be compatible with "Dark Sky" specifications.	City of Perris Planning Division	Prior to issuance of Building Permit	City review of building plans demonstrating that outdoor lighting for the project buildings shall be compatible with "Dark Sky" specifications.		Withhold Occupancy Permit
4.3.6.2I Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes. The facility operator shall ensure that onsite staff in charge of monitoring for excess idling will be trained/certified in diesel health effects and technologies (e.g., by requiring attendance at CARB approved courses such as the free, one day, Course #512).	City of Perris Planning Division	Prior to issuance of Certificate of Occupancy	The developer shall provide to the City written documentation (proof) the occupant of the building is aware of the mitigation measure. City review of building plans demonstrating that signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes. Inclusion of this measure as a Condition of Approval that can be		Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			applied through the life of the project.		
<p>4.3.2J The project site plan shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance will be required prior to the issuance of occupancy permits.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Building Permits</p>	<p>City review and approval of building plans illustrating designated parking spaces for high-occupancy vehicles and the provision of larger parking spaces to accommodate vans used for ride sharing.</p>		<p>Withhold Building Permit</p>
<p>4.3.6.2K Each office area shall be equipped with showers and lockers for employees who bicycle or walk to work.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Building Permits</p>	<p>City review and approval of building plans demonstrating that each office area is equipped with showers and lockers for employees who bicycle or walk to work.</p>		<p>Withhold Building Permit</p>
<p>4.3.6.2L Upon occupancy, the facility operator shall require tenants that do not already operate 2007 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, or other similar funds. If awarded, the tenant shall be required to accept and use the funding. <u>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.</u></p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Occupancy Permit</p>	<p>Inclusion of this measure as a Condition of Approval that can be applied through the life of the project.</p>		<p>Withhold Occupancy Permit</p>
<p>4.3.6.2M The project proponent shall work with the City and install trailblazer signage along Harley Knox Boulevard and Redlands Avenue, to encourage use of truck routes as opposed to use of residential streets.</p>	<p>City of Perris Planning Division Engineering Division</p>	<p>Prior to issuance of Occupancy Permit</p>	<p>City staff shall identify all locations where trailblazer signage should be installed along Harley Knox Boulevard and Redlands Avenue. The</p>		<p>Withhold Occupancy Permit</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			developer shall obtain from the City the permits required to install the trailblazer signs and provide to the City visual documentation (proof) of the occupant of the installation of the trailblazer signs.		
4.3.6.2N Final project design and construction plans shall specify unrefrigerated warehouse use.	City of Perris Building Division	Prior to issuance of Building Permits	Review and approval of building plans.		Withhold Building Permit
BIOLOGICAL RESOURCES					
4.4.6.1A Prior to the issuance of grading permits for the affected areas, the project applicant shall provide evidence to the City that a Section 404 Permit from the USACE (pursuant to Section 404 of the CWA), a Section 401 Permit from the RWQCB (pursuant to Section 401 of the CWA), and a Section 1602 Streambed Alteration Agreement from the CDFG (pursuant to Sections 1600-1616 of the California Fish and Game Code) have been obtained for jurisdictional waters on the project site. Compensatory mitigation for riparian/riverine communities will be required in order to obtain permits from the USACE and CDFG. Compensatory mitigation will be provided as part of the 23.1 acres of additional riverine area provided by the proposed project over and above existing conditions, 22.4 acres of which will be earthen-bottomed.	City of Perris Planning Division	Prior to Issuance of Grading Permit	Submittal of evidence to the City by the developer that a USACE 404 Permit, RWQCB 401 Permit and CDFG 1605 Permit have been obtained.		Withhold Grading Permit
4.4.6.1B Prior to the issuance of grading permits for the affected areas containing the 0.13 acre of riparian habitat within the Lateral B Mitigation Area, the project Applicant and/or its assignee shall create and submit to the California Department of	City of Perris Planning Division	Prior to Issuance of Grading Permit	Submittal of evidence to the City by the developer that a California Department of Fish and Game HMMP has been		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>Fish and Game a Habitat Mitigation and Monitoring Plan (HMMP) that demonstrates that the riparian habitat temporarily removed by implementation of the project will be replaced at a 1:1 ratio in the same or adjacent location as the 0.13 acre of riparian habitat within the Lateral B Mitigation Area (the "Replacement Area"). The Replacement Area shall consist of the same type of native plant species that are currently found within, or adjacent to, the Replacement Area, or native riparian species typical of such environments in western Riverside County, such as southern cattail, willow species, mule fat, Mexican rush, and other willow scrub/freshwater marsh plant species.</p>			obtained.		
<p>4.4.6.1C The HMMP shall require that the Applicant and/or its assignee shall ensure that the Replacement Area have an re-planting reestablishment rate of no less than 80 percent by year three following the issuance of grading permits, and a reestablishment rate of no less than 100 percent by year five following the issuance of grading permits. The HMMP shall be submitted for review and approval by the California Department of Fish and Game.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal of evidence to the City by the developer that a California Department of Fish and Game HMMP has been obtained.</p>		<p>Withhold Grading Permit</p>
<p>4.4.6.3A.1 Any vegetation clearing and ground disturbance within upland areas with the potential to support special status species or protected avian species shall not occur within the typical avian nesting season (March 1 to June 30). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within 3 days prior to any disturbance within upland areas. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffers shall be avoided until the nests are no longer occupied and the juvenile birds</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permit</p>	<p>City review of contractor's specifications stating that the clearance of vegetation within the project limits that supports special status species or protected avian species shall not occur within the typically avian nesting season (March 1 to June 30).</p>		<p>Withhold Grading Permit</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>can survive independently from the nests.</p> <p>4.4.6.3A.2 Any vegetation clearing and ground disturbance within the Perris Valley Storm Channel should be conducted outside of the nesting season (February 15 to September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within 3 days prior to any disturbance of the Perris Valley Storm Channel. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffers shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p>					
<p>4.4.6.3B Access to proposed development sites shall be via existing routes, or shall be limited to the minimum extent/length required to provide safe and timely access. Known occupied burrows within the project limits, but outside the proposed development sites shall be avoided.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permit</p>	<p>City review of grading plans stating that access to proposed development sites shall be via existing routes and known occupied burrows within the project limits, but outside the proposed development sites shall be avoided. The grading plans shall also specify that known occupied burrows shall be staked by a qualified biologist.</p>		<p>Withhold Grading Permit</p>
<p>4.4.6.3C No more than 72 hours prior to initiation of ground-disturbing activities, a pre-construction survey shall be completed by a qualified biologist. The survey will identify (if any) special status avian species within the area of intended disturbance. In the event no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance,</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal by the project proponent of evidence that a qualified biologist has been hired and the pre-construction survey has been completed.</p> <p>Submittal by the project proponent of a report of</p>		<p>Withhold Grading Permit</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Mitigation Measure 4.4.6.3E shall apply.			the survey findings.		
4.4.6.3D No more than 72 hours prior to initiation of ground-disturbing activities, a pre-construction burrowing owl survey shall be completed by a qualified biologist for the planned disturbance area and a 500-foot (150-meter) buffer area. The pre-construction burrowing owl surveys may be conducted as part of the survey required in Mitigation Measure 4.4.6.3C . A report detailing the findings of the pre-construction survey shall be submitted to the City prior to the initiation of ground-disturbing activities. In the event no burrowing owls have been identified within the limits of ground disturbance, no further mitigation is required. In the event burrowing owls are identified within the limits of ground disturbance, Mitigation Measures 4.4.6.3E and 4.4.6.3F shall apply.	City of Perris Planning Division	Prior to Issuance of Grading Permit	Submittal by the project proponent of evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Submittal by the project proponent of a report of the survey findings.		Withhold Grading Permit
4.4.6.3E If nesting special status avian species are determined to occupy a proposed area of disturbance, no construction activity shall take place within 500 feet of an active nest/burrow until it has been determined that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	City of Perris Planning Division	Prior to Issuance of Grading Permit	City review of grading plans specifying that no construction activity shall take place within 500 feet of an active nest/burrow until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow and that known occupied burrows shall be staked by a qualified biologist.		Withhold Grading Permit and/or Stop Work Order
4.4.6.3F If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation may be approved following consultation with CDFG and/or USFWS. The	City of Perris Planning Division	Prior to Issuance of Grading Permit	Provide evidence to the City that the passive relocation plan has been approved by CDFG and		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens.			USFWS.		
CULTURAL RESOURCES					
4.5.5.2A In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors shall immediately stop all activities in the area of the find. The project proponent shall be notified by the project supervisor or project archaeologist of the find and shall then immediately inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner will be permitted to examine the remains.	City of Perris Planning Division	During ground disturbing activities	Contractor shall contact Coroner and City if human remains are discovered.		Issuance of Stop Work Order
If the coroner determines that the remains are of Native American origin, the coroner will notify the NAHC, which will identify the "Most Likely Descendant" (MLD). Despite affiliation with any Native American representatives 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 to the site. The disposition of the remains will be determined in consultation with the project proponent and the MLD. In the event that the project proponent and the MLD are in	City of Perris Planning Division	During ground disturbing activities	Archeologist shall contact City if human remains are found. City to contact Coroner to find out who MLD is. The project proponent to set up meeting with City and MDL to determine disposition of remains.		Issuance of Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
disagreement regarding the disposition of the remains, the City of Perris will be responsible for the final decision based upon input from the various stakeholders.					
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 consulting archaeologist and the MLD who will notify the project proponent and the City of Perris and a report of findings will be filed with the Eastern Information Center (EIC). The level of documentation pertaining to burials and reburials will be prepared with respect to the traditional practices and requests of the MLD.	City of Perris Planning Division	During ground disturbing activities	Archaeologist to provide written proof a report of findings was filed with the Eastern Information Center.		Issuance of Stop Work Order
If the human remains are determined to be other than Native American in origin, but still of archaeological value, the remains will be recovered for analysis and subject to curation or reburial at the expense of the project proponent. If deemed appropriate, the remains will be recovered by the Coroner and handled through the Coroner's Office.	City of Perris Planning Division	During ground disturbing activities.	The project proponent is to provide to the City written proof the remains have been recovered and handled through the Coroner's Office.		Issuance of Stop Work Order
4.5.6.1A Prior to the initiation of project construction, the project developer shall hire a qualified archaeologist to provide cultural resource monitoring services in all areas of the property that will affect previously undisturbed or "native" soils, including but not limited to mass grading and trenching. Selection of the archaeologist shall be subject to the approval of the City of Perris Planning Manager and no grading activities shall occur at the site until the archaeologist has been approved by the City.	City of Perris Planning Division	Prior to issuance of Grading Permit	Developer shall provide evidence to the City a qualified archaeologist has been hired and will be present at the site during all mass grading and trenching activities extending into "native" soils. Planning Manger approval of qualified archaeologist		Withhold Grading Permit.

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>The archaeologist, in consultation with the Native American monitor, shall first locate and stake Site CA-RIV-7758 so it remains undisturbed during grading and construction activities. The staking shall be placed a minimum of 30 feet from the recorded boundary of the site in order to provide a buffer of protection, as depicted upon the final, approved grading plans.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Grading Permit</p>	<p>Archaeologist shall provide to the Planning Division visual evidence (proof) that CA-RIV-7758 has been staked as a sensitive area that construction equipment is to avoid.</p>		<p>Withhold Grading Permit</p>
<p>During grading activities, the archaeologist shall monitor earthmoving activities at the project site consistent with Public Resources Code Section 21083.2(b), (c), and (d). The archaeological monitor shall be responsible for maintaining daily field notes, a photographic record, and reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be responsible for preparing a final Mitigation Monitoring Report documenting all activities, finds, and events that occurred during grading activities. They shall submit a copy to the Eastern Information Center at UC Riverside, the City of Perris, and the Pechanga Tribe. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.</p>	<p>City of Perris Planning Division</p>	<p>During grading on-site inspections</p>	<p>Archaeologist to report to the Eastern Information Center at UC Riverside, the City, the Pechanga Tribe, and developer reporting all finds.</p>		<p>Issuance of Stop Work Order</p>
<p>The project developer shall contact, at least 30-days prior to the issuance of a grading permits, to hire a Native American observer of Luiseño descent to help the project archaeologist analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. A copy of a fully executed agreement for</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Grading Permit</p>	<p>Developer shall provide proof that a Native American of Luiseño descent observer has been retained.</p>		<p>Withhold Grading Permit and/or Issuance of Stop Work Order</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>monitoring and treatment of cultural resources between the project proponent and the Native American observer shall be submitted to the City prior to the issuance of grading permits. The Native American observer(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist. The Native American observer shall accompany the archaeologist for the duration of the grading phase, which shall include but not be limited to all mas grading and trenching activities extending into "native" soils.</p>					
<p>Depending on the nature of the artifacts, the handling will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. All items found in association with Native American human remains will be considered grave goods or sacred in origin and subject to special handling. The remainder of the Native American artifact assemblage will be prepared in a manner for curation, and the archaeological consultant will deliver the materials to an accredited curation facility approved by the City of Perris within a reasonable amount of time.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Certificate of Occupancy</p>	<p>Archaeologist shall provide proof to the City that Native American artifacts have been curated in a facility approved by the City of Perris.</p>		<p>Withhold Certificate of Occupancy</p>
<p>Non-Native American artifacts will 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 or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the archaeologist, in consultation with the</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Certificate of Occupancy</p>	<p>Archaeologist shall provide proof to the City all non-Native American artifacts have been inventoried in accordance to the mitigation measure.</p>		<p>Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Native American observer, determines that monitoring is no longer necessary, monitoring activities can be discontinued following notification to the City of Perris Planning Division.					
4.5.6.1B The project proponent shall provide evidence that the prehistoric collection recovered during the Phase II Archaeological Testing Program conducted for Site CA-RIV-7758 has been curated at an accredited curation facility.	City of Perris Planning Division	Prior to issuance of Certificate of Occupancy	Archaeologist shall provide proof to the City the prehistoric collection recovered during the Phase II Archaeological Testing Program conducted for Site CA-RIV-7758 has curated in accordance to the mitigation measure.		Withhold Certificate of Occupancy
4.5.6.1C All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	City of Perris Planning Division	During grading on-site inspections	Archaeologist to report to the City and developer reporting all finds.		Issuance of Stop Work Order
4.5.6.1D If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the developer, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources. If the developer, the Project Archaeologist, and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City Planning Manager for decision. The City Planning Manager shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and		During grading on-site inspections	Archaeologist to report to the City and developer reporting all finds.		Issuance of Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the City Planning Manager shall be appealable to the Planning Commission and/or City Council.</p>					
<p>4.5.6.2A Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, 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 on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase or phases of the project. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.</p>	<p>City of Perris Planning Division</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence to the City that a qualified paleontologist has been retained, and that the paleontologist(s) will be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade.</p> <p>A report of findings shall be submitted to the City after the finalization of construction.</p>		<p>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>
<p>4.5.6.2B Prior to the issuance of grading permits, a qualified professional paleontologist or his or her representative shall attend the project's pregrade meeting and explain the likelihood for encountering paleontological resources, where these resources may occur, what resources may be discovered, and the PRIMMP methods that will be employed if anything is discovered.</p>	<p>City of Perris Planning Division</p>	<p>Prior to grading.</p>	<p>Provide evidence to the City that a qualified paleontologist has attended the pregrade meeting.</p>		<p>Issuance of a Stop Work Order</p>
<p>4.5.6.2C During construction excavation, a qualified paleontological monitor shall initially be present on a full-time basis whenever excavation will occur within the sediments that have a high-sensitivity</p>	<p>City of Perris Planning Division</p>	<p>During ground disturbing activities</p>	<p>Provide evidence to the City that a qualified paleontologist is monitoring the site.</p>		<p>Issuance of Stop Work Order</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>rating and on a spot-check basis in sediments that have a low-sensitivity rating. Monitoring may be reduced to a part-time basis if no resources are being discovered in sediments with a high-sensitivity rating (monitoring reductions and when they occur, will be determined by the qualified professional paleontologist). The monitor shall inspect fresh cuts and/or spoils piles to recover paleontological resources. The monitor shall be empowered to temporarily divert construction equipment away from the immediate area of the discovery. The monitor shall be equipped to rapidly stabilize and remove fossils to avoid prolonged delays to construction schedules. If large mammal fossils or large concentrations of fossils are encountered, the grading contractor shall consider using heavy equipment on site to assist in the removal and collection of large materials.</p>					
<p>4.5.6.2D Recovered specimens shall be prepared to the point of identification and permanent preservation. This includes the picking of any washed mass samples to recover small invertebrate and vertebrate fossils, the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost, and the addition of approved chemical hardeners/stabilizers to fragile specimens. This is best accomplished at a designated laboratory, usually off site, with access to fossil preparation tools, magnifying equipment, storage boxes and vials, and chemical hardeners. Processing of fossils through the lab is best accomplished concurrently with construction, especially if numerous fossils are being collected.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of Certificate of Occupancy</p>	<p>Paleontologist shall provide evidence to the City the recovered specimens have been prepared to the point of identification and permanent preservation</p>		<p>Withhold Certificate of Occupancy</p>
<p>4.5.6.2F Specimens shall be identified to the lowest taxonomic level possible and curated into an</p>	<p>City of Perris</p>	<p>Prior to issuance of Certificate of</p>	<p>Paleontologist shall provide evidence to the</p>		<p>Withhold Certificate of</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
accredited institutional repository with retrievable storage. The repository institutions usually charge a one-time fee based on volume, so removing surplus sediment is important. The repository institution may be a local museum or university that has a curator who can retrieve the specimens on request. The draft curation agreement between the landowner and the curation facility should be in place with an approved curation facility prior to the initiation of any paleontological monitoring or mitigation activities.	Planning Division	Occupancy	City the recovered specimens have been curated into an accredited institutional repository with retrievable storage.		Occupancy
4.5.6.2G A report of findings will be prepared at the conclusion of the project discussing what was found and the significance of the finds.	City of Perris Planning Division	Prior to issuance of Certificate of Occupancy	Paleontologist shall submit to the City a report of findings.		Withhold Certificate of Occupancy
GEOLOGY AND SOILS					
4.6.6.1A Prior to the issuance of grading permits, the project proponent shall demonstrate to the City that the siting, design and construction of all structures and facilities within the project limits are in accordance with the recommendations provided in the site-specific Final Geotechnical Investigation and regulations established in the California Building Code. These California Building Codes are specifically designed to ensure structural safety in the event of a seismic event.	City of Perris Building Division Engineering Division	Prior to Issuance of Grading Permit	Submittal of the Final Geotechnical Investigation for City review and approval. Review of construction documents and on-site inspection.		Withhold Grading Permit
GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE					
4.7.6.1A Prior to issuance of each building permit associated with the project, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent. Any combination of the following design features may be used to fulfill this requirement provided that the total increase in	City of Perris Planning Division Building Division	Prior to issuance of building permits	City review of construction documents demonstrating that each building's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a		Withhold Building Permit and/or Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>energy efficiency meets or exceeds 10 percent:</p> <ul style="list-style-type: none"> ○ Exceed 2010 California Title 24 Energy Efficiency performance standards by 10 percent for water heating and space heating and cooling. ○ Increase in insulation such that heat transfer and thermal bridging is minimized. ○ Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. ○ Incorporate dual-paned or other energy efficient windows. ○ Incorporate energy efficient space heating and cooling equipment. ○ Install interior and exterior energy efficient lighting which exceeds the 2010 California Title 24 Energy Efficiency performance standards by 10 percent including but not limited to automatic devices to turn off lights when they are not needed. ○ To the extent that they are compatible with landscaping guidelines established by the City, include shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings, within the project site. ○ Use light and off-white colors in the paint and surface color palette for project buildings to reflect heat away. ○ All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design. 			minimum of 10 percent.		

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> ○ Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. ○ Use “Green Building Materials,” such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. ○ Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions. ○ Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. ○ Design the project building to exceed the California Building Code’s (CBC) 2010 Title 24 energy standard by 10 percent, including, but not limited to, any combination of the following: <ul style="list-style-type: none"> • Increase insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. • Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. ○ Provide a landscape and development plan for the project that takes advantage of shade, 					

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>prevailing winds, and landscaping.</p> <ul style="list-style-type: none"> ○ Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. ○ Install light-colored “cool” roof and cool pavements. ○ Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. ○ Install solar or light-emitting diodes (LEDs) for outdoor lighting. ○ The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO₂]) for refrigeration and fire suppression equipment. ○ Provide vegetative or man-made exterior wall shading devices for east-, south-, and west-facing walls with windows. ○ Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate: <ul style="list-style-type: none"> • Install drought tolerant plants for landscaping. • Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water. • Install water-efficient irrigations systems, 					

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.</p> <ul style="list-style-type: none"> ○ Provide employee education about reducing waste and available recycling services. 					
<p>4.7.6.1B The developer shall install a solar-powered photovoltaic (PV) electrical generation system capable of generating an amount of electricity equivalent to the amount of electricity to be consumed within the boundaries of the entire development (including electricity consumed in exclusive units and in common areas) at final build out with full occupancy (“Estimated Electrical Use”) for a proto-typical high-cube logistics end user. The developer may install the PV system in phases on a pro-rata square foot basis as each building is completed, or if the PV is to be installed on a single building, all of the PV necessary to supply the Estimated Electrical Use shall be installed within two years (24 months) of the first building that does not include PV receives a certificate of occupancy.</p>	<p>City of Perris Planning Division Building Division</p>	<p>Prior to issuance of building permits</p>	<p>City review of construction documents demonstrating that a solar-powered photovoltaic (PV) electrical generation system capable of generating an amount of electricity equivalent to the amount of electricity to be consumed within the boundaries of the entire development (including electricity consumed in exclusive units and in common areas) at final build out with full occupancy (“Estimated Electrical Use”) for a prototypical high-cube logistics end user shall be installed at the project site.</p>		<p>Withhold Building Permit and/or Withhold Certificate of Occupancy</p>
HAZARDOUS MATERIALS AND HAZARDS					
<p>4.8.6.1A Prior to recordation of a final map, the issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act for the project site, whichever occurs first, the landowner of</p>	<p>City of Perris Planning Division</p>	<p>Prior to Recordation of Final Map</p>	<p>The landowner of the project site shall provide evidence (proof) to the City that an avigation</p>		<p>Withhold Building Permits</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
the project site shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the City of Perris and the Airport Land Use Commission that such conveyance has previously been recorded.			easement to the MARB/MIP Airport has been obtained or that such conveyance has previously been recorded.		
4.8.6.1B Prior to the issuance of building permits for the project, the project proponent shall provide evidence to the City through submittal of a lighting plan that any outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and that all outdoor lighting is downward facing.	City of Perris Planning Division Building Division	Prior to issuance of Building Permits	Project proponent shall submit to the City for review and approval a lighting plan that demonstrates that any outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and that all outdoor lighting is downward facing.		Withhold Building Permits
4.8.6.1C Prior to the issuance of building permits for the project, the project proponent shall provide evidence to the City through submittal and agreement of additional conditions of approval that the following uses shall be prohibited on site: 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. b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach	City of Perris Planning Division Building Division	Prior to issuance of Building Permits	Inclusion of this measure as a Condition of Approval that can be applied through the life of the project. The City shall review requested occupancy permits to ensure that prospective tenants and uses at the project site would not create the hazards prohibited by this measure.		Withhold Building Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>toward 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>4.8.6.1D Prior to issuance of building permits for the project, the applicant shall submit a Notice of Proposed Construction of Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building with an elevation at top point exceeding 1,427 feet AMSL and shall have received a determination of “No Hazard to Air Navigation” from the FAA. Copies of the FAA determination shall be provided to the City of Perris Planning Department and the Riverside County Airport Land Use Commission.</p>	<p>City of Perris Planning Division Building Division</p>	<p>Prior to issuance of Building Permits</p>	<p>Project proponent shall submit to the City copies of the FAA determination and proof the submittal was also made to the Riverside County Airport Land Use Commission.</p>		<p>Withhold Building Permits</p>
<p>4.8.6.1E Prior to the issuance of occupancy permits for the project, the project proponent shall provide evidence to the City that vegetation proposed for in and around the proposed detention/retention basins does not provide food or cover for bird species that would be incompatible with airport operations.</p>	<p>City of Perris Planning Division</p>	<p>Prior to issuance of City approval of landscaping plan.</p>	<p>Project proponent shall submit to the City for review and approval a landscape plan that is demonstrates that vegetation proposed for in and around the proposed detention/ retention basins would not provide food or cover for bird species that would be incompatible with airport operations.</p>		<p>Withhold Occupancy Permits</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.8.6.1F Prior to the transfer of any real property or the finalization of a lease agreement for property associated with the project, the transferor (or leaser) shall provide to the transferee (or lessee), notification required by Condition 4 of the Riverside County Airport Land Use Commission's consistency determination.	City of Perris Planning Division	Prior to issuance of Business License for lessee.	The project proponent shall provide the City with a copy of the notification that the lessee receives.		Withhold Business License
HYDROLOGY AND WATER QUALITY					
4.9.6.1A Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.	City of Perris Engineering Division	Prior to the Issuance of Grading Permits	Submittal of copy of Notice of Intent to City filed with the RWQCB		Withhold Grading Permits
4.9.6.1B Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall submit to the City of Perris, a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following: Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when	City of Perris Engineering Division	Prior to the Issuance of Grading Permits	Submittal of SWPPP to City for review and approval		Withhold Grading Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
necessary as required by the SWPPP.					
<p>4.9.6.2A Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall receive approval from the City of Perris for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Required landscaped areas shall not use decorative concrete or impervious surfaces. • Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes. • Irrigation systems shall be inspected monthly by the landscape contractor to check for overwatering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering • Signage will be inspected and maintained twice a year for legibility. • Outdoor loading/unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring and immediate clean up of spills. • Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any 	<p>City of Perris Engineering Division</p>	<p>Prior to the Issuance of Grading Permits</p>	<p>Submittal of Final Water Quality Management Plan to City for review and approval</p>		<p>Withhold Grading Permits</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately.</p> <ul style="list-style-type: none"> • Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor. • On-site extended detention/sedimentation basins will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1. • Additional BMPs will be documented in the WQMP and utilized if necessary. • In the event that it is not feasible to implement the above BMPs, the City of Perris can make a determination that other BMPs will provide equivalent or superior treatment either on or off site. 					
<p>4.9.6.3A Prior to issuance of grading permits for each phase of the project, the project proponent shall submit evidence to the City that all requirements identified in Chapter 15.09 (Floodplain Management) of the City's Municipal Code have been fulfilled to the City floodplain administrator's satisfaction.</p>	<p>City of Perris Engineering Division</p>	<p>Prior to the Issuance of Grading Permits</p>	<p>Submittal of written evidence to City for review and approval</p>		<p>Withhold Grading Permits</p>
<p>4.9.6.3B Prior to the issuance of grading permits for the project site, the project applicant shall submit to the City supporting evidence of compliance with FEMA CLOMR-F specifications and requirements including the discussion and analysis of fill material placement, elevation changes, and hydromodification impacts.</p>	<p>City of Perris Engineering Division</p>	<p>Prior to the Issuance of Grading Permits</p>	<p>Submittal of copy of Notice of Intent to City filed with the RWQCB</p>		<p>Withhold Grading Permits</p>
NOISE					
<p>4.12.6.1A Prior to the commencement of</p>	<p>City of Perris</p>	<p>Prior to Issuance</p>	<p>Review of construction</p>		<p>Withhold</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>construction activities associated with the Perris Valley Storm Channel (PVSC) Lateral D improvements, the project applicant shall provide evidence to the City that a temporary 6-foot high noise barrier is erected between the PVSC Lateral D construction area and the nearest residences within 200 feet of the PVSC Lateral D construction area.</p>	<p>Engineering Division Planning Division</p>	<p>of Grading Permit</p>	<p>documents and on-site inspection. Project developer shall submit to the City visual evidence (proof) that a temporary 6-foot high noise barrier is erected between the PVSC Lateral D construction area and the nearest residences within 200 feet of the PVSC Lateral D construction area.</p>		<p>Grading Permit and/or Stop Work Order</p>
TRANSPORTATION					
<p>4.16.7.6A Prior to the issuance of building permits, the project applicant shall participate in the City of Perris Local Mitigation Impact Fee Program and pay the project's fair share for local improvements as outlined in Table 4.16.X. The City shall ensure that the improvements outlined in Table 4.16.X will be constructed pursuant to the timeframe established in the City of Perris Local Mitigation Impact Fee Program for the identified local improvements, or earlier if necessary to avoid identified significant impacts.</p>	<p>City of Perris Building Division Engineering Division</p>	<p>Prior to Issuance of Building Permits</p>	<p>The project proponent shall pay fair share to the City in accordance with the mitigation measure.</p>		<p>Withhold Building Permits</p>
<p>4.16.7.6B Prior to the issuance of building permits, the project applicant shall participate in the City of Perris' Development Impact Fee Program and contribute towards the project's share for Development Impact Fee Program improvements as outlined in Table 4.16.X. The City shall ensure that the improvements outlined in Table 4.16.X will be constructed pursuant to the timeframe established by the City of Perris Development Impact Fee Program, or earlier if necessary to avoid</p>	<p>City of Perris Building Division Engineering Division</p>	<p>Prior to Issuance of Building Permits</p>	<p>The project proponent shall pay the Development Impact Fee to the City in accordance with the mitigation measure.</p>		<p>Withhold Building Permits</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
identified significant impacts.					
<p>4.16.7.6C Prior to the issuance of building permits, the project applicant shall pay the North Perris Road and Bridge Benefit District fees and contribute toward the project's share for North Perris Road and Bridge Benefit District improvements as outlined in Table 4.16.X. The City shall ensure that the improvements outlined in Table 4.16.X will be constructed pursuant to the North Perris Road and Bridge Benefit District, or earlier if necessary to avoid identified significant impacts.</p>	<p>City of Perris Building Division Engineering Division</p>	<p>Prior to Issuance of Building Permits</p>	<p>The project proponent shall pay the project's share for North Perris Road and Bridge Benefit District improvements to the City in accordance with the mitigation measure.</p>		<p>Withhold Building Permits</p>
<p>4.16.7.6D Prior to issuance of occupancy permits, the project applicant shall have constructed the on-site roadway improvements outlined below.</p> <ul style="list-style-type: none"> • Construct Redlands Avenue at its ultimate half-section width as a Secondary Arterial (94-foot right-of-way) between Driveway 2/Harley Knox Boulevard and the southern project boundary consistent with the Perris Valley Commerce Center Specific Plan and the City of Perris General Plan Circulation Element. The conceptual striping plan prepared for the proposed project shows two travel lanes in both the northbound and southbound directions of travel on Redlands Avenue, with a raised median from Harley Knox Boulevard/Driveway 2 to the south. The right-in/right-out access restrictions proposed at Driveways 4 and 6 would be maintained by the presence of a raised median, prohibiting left turns in and left turns out. • Construct Redlands Avenue at its ultimate 	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall be constructed to the satisfaction of the City of Perris.</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>half-section width as a Major Collector (78-foot right-of-way) between Driveway 1 and Driveway 2/Harley Knox Boulevard consistent with the Perris Valley Commerce Center Specific Plan and the City of Perris General Plan Circulation Element.</p>					
<p>4.16.7.6E Prior to issuance of occupancy permits, the project applicant shall have constructed the site access roadway improvements outlined below.</p> <ul style="list-style-type: none"> • Redlands Avenue at Driveway 1: Install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> ○ Northbound Approach: One right-turn lane. ○ Southbound Approach: N/A ○ Eastbound Approach: N/A ○ Westbound Approach: One left-turn lane. • Redlands Avenue at Driveway 2/Harley Knox Boulevard: Install a traffic signal and construct the intersection with the following intersection geometrics: <ul style="list-style-type: none"> ○ Northbound Approach: One left-turn lane, one through lane and one right-turn lane. ○ Southbound Approach: One left-turn lane and one shared through/right-turn lane. ○ Eastbound Approach: One left-turn 	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall be constructed to the satisfaction of the City of Perris.</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>lane, one through lane, and one right-turn lane with overlap phasing.</p> <ul style="list-style-type: none"> ○ Westbound Approach: One left-turn lane and one shared through/right-turn lane. ● Redlands Avenue at Driveway 3: Install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> ○ Northbound Approach: One through lane and one shared through/right-turn lane. ○ Southbound Approach: One left-turn lane and one through lane. ○ Eastbound Approach: N/A ○ Westbound Approach: One shared left-turn/right-turn lane. ● Redlands Avenue at Driveway 4: Install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> ○ Northbound Approach: One through lane and one shared through/right-turn lane. ○ Southbound Approach: One through lane. ○ Eastbound Approach: N/A ○ Westbound Approach: One right-turn lane. ● Redlands Avenue at Driveway 5: Install a 					

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>stop control on the westbound approach and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> ○ Northbound Approach: One through lane and one shared through/right-turn lane. ○ Southbound Approach: One left-turn lane and one through lane. ○ Eastbound Approach: N/A ○ Westbound Approach: One left-turn lane and one right-turn lane. <ul style="list-style-type: none"> • Redlands Avenue at Driveway 6: Install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> ○ Northbound Approach: One through lane and one shared through/right-turn lane. ○ Southbound Approach: One through lane. ○ Eastbound Approach: N/A ○ Westbound Approach: One right-turn lane. 					
<ul style="list-style-type: none"> • On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. 	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Sight distance at each project access point should be reviewed with respect to standard Caltrans, City of Perris, and Perris Valley Commerce Center Specific Plan sight distance standards at the time of preparation of final grading, landscape and street improvement plans. 	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>be constructed to the satisfaction of the City of Perris.</p> <p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall be constructed to the satisfaction of the City of Perris.</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>
<p>4.16.7.6F Prior to issuance of occupancy permits, the project applicant shall construct the truck access roadway improvements outlined below. Truck turning templates shall be utilized at the project driveways to ensure that each project access point is designed to support the ingress and egress of heavy vehicles to and from the site.</p> <ul style="list-style-type: none"> Redlands Avenue at Driveway 1: Construct a curb radius of 50 feet on the northeast and southeast corners to accommodate the ingress and egress of a truck with a 67-foot wheelbase (WB-67). Redlands Avenue at Driveway 2/Harley Knox Boulevard: Construct a curb radius of 50 feet on the southwest, northeast, and southeast corners and a curb radius of 35 feet on the northwest corner to accommodate the ingress and egress of a WB-67 truck. Redlands Avenue at Driveway 3: Construct a curb radius of 50 feet on the 	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall be constructed to the satisfaction of the City of Perris.</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>northeast and southeast corners appears to accommodate the ingress and egress of a WB-67 truck.</p> <ul style="list-style-type: none"> • Redlands Avenue at Driveway 4: Construct a curb radius of 50 feet on the northeast and southeast corners to accommodate the ingress and egress of a WB-67 truck. • Redlands Avenue at Driveway 5/Markham Street: Construct a curb radius of 50 feet on the northeast and southeast corners to accommodate the ingress and egress of a WB-67 truck. • Redlands Avenue at Driveway 6: Construct a curb radius of 50 feet on the northeast and southeast corners to accommodate the ingress and egress of a WB-67 truck. 					
<p>4.16.7.6G Prior to issuance of occupancy permits, the project applicant shall construct a right-turn overlap for the southbound right-turn movement at the Evans Road/Ramona Expressway intersection.</p>	<p>City of Perris Engineering Division</p>	<p>Prior to issuance of Building Permits</p>	<p>The project proponent shall submit to the City for review and approval street improvement plans that are consistent with the mitigation measure.</p> <p>The improvements shall be constructed to the satisfaction of the City of Perris.</p>		<p>Withhold Building Permits and/or Withhold Certificate of Occupancy</p>
<p>4.16.7.6H Prior to issuance of occupancy permits, the project shall construct curb and gutter improvements and sidewalks along the project frontage on Redlands Avenue.</p>	<p>City of Perris Engineering Division</p>	<p>Prior to Issuance of Certificate of Occupancy</p>	<p>The project proponent shall construct roadway improvements in accordance with the mitigation measure.</p>		<p>Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			The improvements shall be constructed to the satisfaction of the City of Perris.		
<p>4.16.7.6I City shall participate in a multi-jurisdictional effort with Caltrans and other neighboring jurisdictions to develop a study to identify fair-share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary to implement the City of Perris improvements to I-215 that would be necessary to mitigate the cumulative impacts to less than significant levels. The study shall include fair-share contributions related to private and/or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code Section 66000 et. seq.) and California Code of Regulations Section 15126.4(a)(4) and, to this end, the study shall recognize the statewide and regional contributions to impacts to I-215 that are not attributable to local development, such that local, private, and public development are not paying in excess of such developments' fair-share obligations. The fee study shall also be compliant with Government Code Section 66001(g) and any other applicable provisions of law. The study shall set forth a timeline and other agreed-upon relevant criteria for implementation of the recommendations contained within the study to the extent the other agencies agree to participate in the fee study.</p>	<p>City of Perris Engineering Division</p>		<p>City shall participate in a multi-jurisdictional effort with Caltrans and other neighboring jurisdictions to develop a fee study to identify fair-share contribution funding sources in accordance with the mitigation measure.</p>		
<p>4.16.7.6J The Traffic Study has identified a cumulative impact at the I-215 Southbound off-ramp (diverge ramp junction) at Harley Knox Boulevard under Horizon Year (2035) traffic conditions, with or</p>	<p>City of Perris Engineering Division</p>	<p>Prior to Issuance of Certificate of Occupancy</p>	<p>The project applicant shall pay \$31,624 to the City for use in providing a fair-share contribution to</p>		<p>Withhold Certificate of Occupancy</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>without the project. All other freeway mainline segments and freeway ramp merge/diverge junctions were determined to be fully mitigated with the improvements defined in the PSR for the I-215 North Project. Although the project's contribution to traffic on this off-ramp merge/diverge location will not cause degradation to LOS F, the project will nevertheless contribute to cumulative congestion on this facility. In order to mitigate this cumulative impact, the proposed project shall contribute toward the addition of a second lane on the I-215 southbound off-ramp at Harley Knox Boulevard, which would include an auxiliary lane on I-215 southbound, north of the Harley Knox Boulevard off-ramp. Based on an estimated cost of \$596,212 to construct this improvement and the project's fair-share percentage of total new traffic (a.m. peak hour = 5.3%; p.m. peak hour = 4.0%), the project's fair-share contribution is \$31,624. The project applicant shall pay \$31,624 to the City as its fair-share contribution to its cumulative impacts to the I-215 southbound off-ramp at Harley Knox Boulevard. City shall hold Developer's Fair Share Contribution in trust and shall apply Developer's Fair Share Contribution to any fee program adopted or agreed upon by the City and Caltrans as a result of Mitigation Measure 4.16.7.6I.</p>			<p>the planned improvements to the I-215/Harley Knox Boulevard interchange improvements.</p>		