

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Perris Boulevard and Morgan Street Industrial Park Project**

Prepared for:

City of Perris

Development Services Department, Planning Division
135 North "D" Street
Perris, California 92570
Contact: Chantal Power, AICP, Contract Planner

Prepared by:

DUDEK

27372 Calle Arroyo
San Juan Capistrano, California 92675
Contact: Sean Kilkenny

AUGUST 2021

Table of Contents

| <u>SECTION</u> | <u>PAGE NO.</u> |
|--|------------------------|
| 1 INTRODUCTION | 1 |
| 2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE..... | 2 |

TABLES

| | |
|---|---|
| Table 1 Mitigation Monitoring and Reporting Program | 2 |
|---|---|

INTENTIONALLY LEFT BLANK

1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Perris (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Perris Boulevard and Morgan Street Industrial Park Project (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for aesthetics, air quality, biological resources, cultural resources, geology and soils (paleontological resources), hazards and hazardous materials, and noise. Although the impacts would be less than significant, the project is required to adhere to applicable transportation and traffic mitigation identified in the Perris Valley Commerce Center Specific Plan EIR.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Perris
Development Services Department, Planning Division
135 North "D" Street
Perris, California 92570

2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|--------------------------------------|--------------------------------------|----------------------------------|--------------------------|
| Aesthetics | | | | |
| MM-AES-1: Prior to issuance of grading permits, the project developer 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. | Prior to issuance of grading permits | Project applicant | City of Perris | |
| Air Quality | | | | |
| PVCCSP MM Air 2: Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic City of Perris First Industrial Warehouse at Wilson Avenue 30 congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. | Prior to issuance of grading permits | Project applicant | City of Perris | |
| PVCCSP MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. | Prior to construction | Project applicant | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain); • Keeping disturbed/loose soil moist at all times; • Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered; • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip; • Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site; • Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour; • Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation; • Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or, | | | | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|--------------------------------------|--------------------------------------|----------------------------------|--------------------------|
| <ul style="list-style-type: none"> Replacement of ground cover in disturbed areas as quickly as possible. | | | | |
| <p>PVCCSP MM Air 4: Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p> | Prior to issuance of grading permits | Project applicant | City of Perris | |
| <p>PVCCSP MM Air 5: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the city the City of Perris Building Division prior to issuance of grading permits.</p> | Prior to issuance of grading permits | Project applicant | City of Perris | |
| <p>PVCCSP MM Air 6: The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or USEPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PuriNOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris Building Division prior to issuance of a grading permit.</p> | Prior to issuance of grading permits | Project applicant | City of Perris | |
| <p>PVCCSP MM Air 7: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure</p> | During construction | Project applicant | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|--------------------------------------|--------------------------------------|----------------------------------|--------------------------|
| shall be subject to periodic inspections by the City of Perris Building Divisions | | | | |
| PVCCSP MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency. | During construction | Project applicant | City of Perris | |
| PVCCSP MM Air 9: To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize “Super-Compliant” VOC paints, which are defined in SCAQMD’s Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project. | Prior to issuance of building permit | Project applicant | City of Perris | |
| PVCCSP MM Air 11: Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes. | During construction and operation | Project applicant | City of Perris | |
| PVCCSP MM Air 12: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. | During operation | Project applicant | City of Perris | |
| PVCCSP MM Air 13: In order to promote alternative fuels, and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to | Prior to operation | Project applicant | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|--------------------------------------|----------------------------------|--------------------------|
| <p>SCAQMD’s Carl Moyer Program, or other state programs that restrict operations to “clean” trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year would be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP [On-road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero- Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-in for NOx] funding programs, as identified on SCAQMD’s website (http://www.aqmd.gov). Tenants would be required to use those funds, if awarded.</p> | | | | |
| <p>PVCCSP MM Air 14: Each implementing development project shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance would be required prior to the issuance of occupancy permits.</p> | <p>Prior to issuance of occupancy permits</p> | <p>Project applicant</p> | <p>City of Perris</p> | |
| <p>PVCCSP MM Air 18: Prior to the approval of each implementing development project, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing within any street that is adjacent to the implementing development project that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the implementing development project, road improvements adjacent to the project site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA.</p> | <p>Prior to approval</p> | <p>Project applicant</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---------------------------------------|--------------------------------------|----------------------------------|--------------------------|
| RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalks and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project. | | | | |
| PVCCSP MM Air 19: In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall include the installation of energy efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris Building Division) prior to conveyance of applicable streets. | | Project applicant | City of Perris | |
| PVCCSP MM Air 20: Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building's energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All reductions will be documented through a checklist to be submitted prior to issuance of building permits for the implementing development project with building plans and calculations. | Prior to issuance of building permits | Project applicant | City of Perris | |
| Biological Resources | | | | |
| MM-BIO-1: Consistent with the requirements of the Multiple Species Habitat Conservation Plan (MSHCP), a pre-construction clearance survey shall be conducted within 30 days prior to ground-disturbing project activities, following the methodology prescribed in the MSHCP Burrowing Owl Survey Instructions. The single-day survey will consist of walking pedestrian transects within all suitable habitat on site and within a 500-foot buffer, searching for burrowing owl or signs of active use (i.e., pellets, whitewash). If no burrowing owl is observed or | Prior to and during construction | Project applicant | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>detected no further avoidance or mitigation measures are needed.</p> <p>If active burrows are identified during the pre-construction survey, a suitable buffer shall be established around the burrows for avoidance and shall remain in place for the duration the burrow is considered active. Construction activities may occur in other portions of the project site outside of the buffer. Additionally, a biological monitor shall be on site during construction activities that occur in close proximity to the buffer to ensure no harassment or encroachment into the buffer occurs. If complete avoidance of the active burrow and buffer is infeasible then additional measures shall be required to avoid direct take of a burrowing owl.</p> <p>If burrowing owls occupy the project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City of Perris Planning Department and the California Department of Fish and Wildlife (CDFW). Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The project area shall be monitored daily for 1 week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.</p> | | | | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>In the event that more than three pairs of burrowing owl are observed within a project site during pre-construction surveys, 90% of the suitable habitat within that specific project site will require conservation and avoidance until the conservation goals for burrowing owl under the MSHCP have been met. If 90% cannot be avoided, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) will be required for impacts to burrowing owl. The DBESP will require appropriate avoidance, minimization, and mitigation measures necessary to reduce impacts to burrowing owl and provision of a biological equivalent or superior preservation for the long-term conservation of the species. The avoidance, minimization, and mitigation measures will be consistent with MSHCP requirements and will be based on the 2012 CDFW staff report in consultation with CDFW.</p> <p>If off-site purchase of mitigation land is required, mitigation credits from a City of Perris and CDFW-approved mitigation bank, such as the Mojave Desert Tortoise Conservation Bank or similar conservation agency, will be purchased. In addition, if no credits are available, new conservation lands with owls or owl habitat may be purchased and secured as new conservation lands.</p> | | | | |
| <p>PVCCSP MM Bio 1: In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for all PVCCSP implementing development and infrastructure projects shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1</p> | Prior to construction | Project applicant | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|---|--|----------------------------------|--------------------------|
| <p>to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing 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. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p> | | | | |
| Cultural Resources | | | | |
| <p>MM-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). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.</p> | <p>Prior to issuance of grading permits</p> | <p>Project applicant and their construction contractor</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians and the</p> | | | | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>Pechanga Band of Luiseño Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians shall be retained to assist the project archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the project site or within the off-site project improvement areas, mitigation measure MM-CUL-2 shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>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</p> | | | | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|----------------------------|--|----------------------------------|--------------------------|
| <p>meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the project.</p> | | | | |
| <p>MM-CUL-2: In the event that human remains (or remains that may be human) are discovered at the project site or within the off-site project improvement areas during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within</p> | <p>During construction</p> | <p>Project applicant and their construction contractor</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|-----------------------|--------------------------------------|----------------------------------|--------------------------|
| <p>100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño 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 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 consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> | | | | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|--|----------------------------------|--------------------------|
| Geology and Soils | | | | |
| <p>MM-GEO-1: 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 that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the project site or within the off-site project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> | <p>Prior to issuance of grading permits</p> | <p>Project applicant and their construction contractor</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|---|--------------------------------------|----------------------------------|--------------------------|
| <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p> | | | | |
| <p>Hazards and Hazardous Materials</p> | | | | |
| <p>MM-HAZ-1: Prior to the issuance of building permits, the project applicant shall retain a qualified contractor to remove and dispose of contaminated soil in the vicinity of soil sample B9-1, as identified in the May 2020 Soil Investigation Report, 3562 and 19519 North Perris Boulevard, Perris, California 92570, prepared by Hazard Management Consulting, or any updates to that report. The removal, transport, and disposal of refuse shall be done in accordance with all applicable local, state, and federal guidelines related to hazardous materials handling. A summary of the soil removal and disposal activities shall be provided to the City of Perris within a reasonable timeframe following completion of these activities.</p> | <p>Prior to issuance of building permits</p> | <p>Project applicant</p> | <p>City of Perris</p> | |
| <p>PVCCSP MM Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.</p> | <p>Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act</p> | <p>Project applicant</p> | <p>City of Perris</p> | |
| <p>PVCCSP MM Haz 3: Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.</p> | <p>During construction</p> | <p>Project applicant</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|--|--------------------------------------|----------------------------------|--------------------------|
| <p>PVCCSP MM Haz 4: The following notice shall be provided to all potential purchasers and tenants: “This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A).”</p> | <p>Prior to sale/lease of property</p> | <p>Project applicant</p> | <p>City of Perris</p> | |
| <p>PVCCSP MM Haz 5: The following uses shall be prohibited: Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>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>During construction and operation</p> | <p>Project applicant</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|--|--|----------------------------------|--------------------------|
| <p>Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p> | | | | |
| <p>PVCCSP MM Haz 6: A minimum of 45 days prior to submittal of an application for a building permit for an implementing development project, the implementing development project applicant shall consult with the City of Perris Planning Department in order to determine whether any implementing project-related vertical structures or construction equipment would encroach into the 100-to-1 imaginary surface surrounding the MARB. If it is determined that there would be an encroachment into the 100-to-1 imaginary surface, the implementing development project applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA determines that the implementing development project would potentially be an obstruction unless reduced to a specified height, the implementing development project applicant and the Perris Planning Division would work with FAA to resolve any adverse effects on aeronautical operations.</p> | <p>Prior to submitting building permit application</p> | <p>Project applicant</p> | <p>City of Perris</p> | |
| Noise | | | | |
| <p>PVCCSP MM Noise 1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The construction contractors shall place all stationary construction equipment, so that emitted noise is directed away from the noise-sensitive receptors nearest the project site.</p> | <p>Prior to and during construction</p> | <p>Project applicant and their construction contractor</p> | <p>City of Perris</p> | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|----------------------------------|---|----------------------------------|--------------------------|
| PVCCSP MM Noise 4: Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. | Prior to and during construction | Project applicant and their construction contractor | City of Perris | |
| Transportation | | | | |
| PVCCSP MM Trans 1: Future implementing development projects shall construct on-site roadway improvements pursuant to the general alignments and right-of-way sections set forth in the PVCC Circulation Plan, except where said improvements have previously been constructed. | Prior to construction | Project applicant and their construction contractor | City of Perris | |
| PVCCSP MM Trans 3: Each implementing development project shall participate in the phased construction of off-site traffic signals through payment of that project's fair share of traffic signal mitigation fees and the cost of other off-site improvements through payment of fair share mitigation fees which include NPRBBD (North Perris Road and Bridge Benefit District). The fees shall be collected and utilized as needed by the City of Perris to construct the improvements necessary to maintain the required level of service and build or improve roads to their build-out level. | Prior to construction | Project applicant and their construction contractor | City of Perris | |
| PVCCSP MM Trans 4: Prior to the approval of individual implementing development projects, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing in the project area that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the project area, road improvements adjacent to the project site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside | Prior to approval | Project applicant and their construction contractor | City of Perris | |

MITIGATION MONITORING AND REPORTING PROGRAM
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|--|-----------------------|---|----------------------------------|--------------------------|
| for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalk and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project. | | | | |
| PVCCSP MM Trans 5: Bike racks shall be installed in all parking lots in compliance with City of Perris standards. | During construction | Project applicant and their construction contractor | City of Perris | |

INTENTIONALLY LEFT BLANK