

Mitigation Monitoring and Reporting Program

Markham Street Truck and Trailer Storage Facility

September 2021

The Project Site is located within the Perris Valley Commerce Center Specific Plan (PVCCSP) area and as noted in the Initial Study, is subject to applicable mitigation measures within the PVCCSP Environmental Impact Report and existing PVCCSP Mitigation Monitoring and Reporting Program (MMRP). The MMRP for the PVCCSP has previously been adopted and therefore is incorporated by reference herein. The project specific mitigation measures identified for the Markham Street Truck and Trailer Storage Facility are identified herein. The Proposed Project will be required to implement all mitigation measures in the PVCCSP MMRP that are applicable, and all mitigation measures included herein.

MITIGATION MONITORING REPORTING PROGRAM

Project: Markham Street Truck and Trailer Storage Facility

Applicant: Truck Terminal Properties, LLC

Lead Agency: City of Perris

Date: September 2, 2021

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Aesthetics					
Mitigation Measure 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.	City Planner/City Engineer	Prior to issuance of grading permits	Prior to issuance of grading permits	Plan check.	
Cultural Resources					
Mitigation Measure CR-1: Archaeological Monitoring Program: 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.	Project Applicant/ Contractor/Archeological Monitor	Upon discovery of historical or archaeological resources	In the event resources are discovered	On-site inspections and monitoring reports	

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<p>The archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>The project proponent/developer shall also enter into an agreement with either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground-disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.</p> <p>The agreement between the proponent/developer</p>					

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<p>and the Luiseño tribe shall include, but not be limited to:</p> <ul style="list-style-type: none"> • An agreement that artifacts will be reburied on-site and in an area of permanent protection; • Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist; • Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and • The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation. <p>The project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public</p>					

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<p>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 Native American artifacts are identified when Luiseño tribal representatives are not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and Luiseño tribal representative will be notified. The designated Luiseño tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and project archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the project site or within the off-site project improvement areas, mitigation measure CULT-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>					

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<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 tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the project.</p>					
<p>Mitigation Measure CR-2: In the event that human remains (or remains that may be human) are discovered at the project site or within the off-site project improvement areas during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and</p>	<p>Project Applicant/ Contractor; Archaeological Monitor</p>	<p>Upon discovery of human remains</p>	<p>In the event resources are discovered</p>	<p>On-site inspections</p>	

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<p>the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.981 and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations 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>					

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Geology and Soils					
Mitigation Measure GEO-1: Due to the potentially shallow nature of the older alluvium on-site, a paleontological resources monitoring program shall be conducted during any excavations exceeding five feet below surface until it is determined the monitoring is no longer required (e.g. once the final depth is delineated and prior to any formal construction activities). The program shall be conducted in a manner consistent with the protocols and guidelines of the guidelines of the County of Riverside and/or the Western Science Center, Hemet. Any identified fossil specimens must be professionally recovered, analyzed, reported, and curated.	Contractor/Paleontological consultant/City	Upon discovery of paleontological resources	In the event fossils are unearthed	On-site inspections	
Hydrology					
Mitigation Measure WQ-1: The Project Proponent shall implement all Non-Structural Source Control Best Management Practices and Structural Source BMPs as listed in the final WQMP as approved by the City.	City/ Contractor/ Project Applicant/	Prior to issuance of grading permits	During site inspection prior to construction	On-site inspections	
Transportation/Traffic					
Mitigation Measure TT-1: All trailer truck access from Project Site will be directed to Harley Knox Boulevard then to the 215-Interstate Freeway.	Project Applicant/ City	Prior to issuance of grading permits	During site inspection	On-site inspections	

References

A Phase I Cultural Resources Assessment, McKenna et Al. April 24, 2020 (Revised December 2,2020).

Perris Truck Yard Traffic Analysis, Urban Crossroads. January 27,2021.

Perris Valley Commerce Center Specific Plan Draft EIR, July 2011

Perris Valley Commerce Center Specific Plan Final EIR, November 2011

Project Specific Water Quality Management Plan, Joseph E. Bonadiman & Associates, Inc. October 1, 2020.