

Appendix N

Mitigation Monitoring and Reporting Program (MMRP)

for

Final

Initial Study/Mitigated Negative Declaration No. 2635

FIRST INDUSTRIAL WAREHOUSE 2 AT WILSON AVENUE PROJECT DPR 21-00001

Lead Agency:

City of Perris
Planning Division
135 N. "D" Street
Perris, California 92570

January 2022

1.1 INTRODUCTION

The proposed First Industrial Warehouse 2 at Wilson Avenue Project and offsite improvement area (herein collectively referred to as proposed Project or Project) involves the construction and operation of an approximately 154,558-square-foot (sf) industrial, non-refrigerated warehouse distribution facility use that includes 7,000 square feet of office and 4,000 square feet of mezzanine space on an approximately 9.7-gross-acre site, of which approximately 1.4 acres along the eastern portion of the site would be reserved for future expansion of the PVSD. The speculative warehouse/distribution building is assumed to operate 24 hours a day 7 days a week.

The proposed Project has been designed to comply with the applicable Standards and Guidelines outlined in the Perris Valley Commerce Center Specific Plan (PVCCSP), including but not limited to landscape, parkway, setback, lot coverage, Floor Area Ratio (FAR), architectural requirements, employee amenities, and residential buffer requirements. The warehouse building will feature approximately 23 dock doors on the southern side of the proposed building. Additionally, the Project proponent has committed to achieve LEED “Certified” status for the building.

Access to the Project site will be from Wilson Avenue via two driveways. The south driveway has direct access to the truck yard. No passenger vehicle parking stalls are proposed near this driveway along the truck’s path of travel. The north driveway on Wilson Avenue will be restricted to passenger vehicles. Automobile and trailer parking would be provided on the site; the number of parking spaces provided would be consistent with the parking requirements outlined in Perris Municipal Code, Chapter 19.69. A total of 33 trailer truck parking stalls would be provided on the south side of the proposed building. A total of 90 auto parking stalls will be provided along the western side of the facility, including six handicapped-accessible stalls and 84 standard stalls. Pursuant to Section 5.106.5.2 of the 2019 California Green Building Standards Code (CCR, Title 24, Part 11 – CalGreen), three of the parking spaces will be designated for low-emitting, fuel efficient, and carpool/vanpool vehicles. Pursuant to Section 5.106.5.3.2 of the CalGreen Code, three (3) parking spaces will provide equipment for the charging of electric vehicles (EV). Further, bicycle parking is provided near the proposed main office area on the west side of the proposed building.

Landscaping, walls, and fences would be provided on site as required for screening, privacy. The Project is designed to include a 10-foot-high tubular steel fence along the north, east, and south side of the Project site boundary. Truck loading docks and truck parking will be located on the southern side of the Project site and will be enclosed on the east and west side by 14-foot-high concrete tilt-up screen walls. Access to the truck yard will be through an 8-foot-high wrought iron rolling gate placed on the western side of the truck yard; a second 8-foot-high wrought iron rolling gate is placed on the eastern side and will be utilized for fire access. The Project also includes approximately 57,202 square feet of on-site landscaping and one on-site stormwater bio-retention water quality basin. Landscaping will be provided along: the street frontage; along the walls and fencing on the north, south, and east sides of the property; and adjacent to the north, west, and east sides of the proposed building. The southeast corner of the Project site will be landscaped with a water quality basin and the southwest corner of the Project site will be landscaped. The outside employee amenities will be located on the southwestern portion of the Project site, along the southwestern portion of the building, and will include bocce courts and a concrete covered lunch patio area with landscape furniture. The vehicle parking located on the west side of the building and the building frontage will be visible from Wilson Avenue; the vehicle parking located on the east side of the building will not be visible from Wilson Avenue.

The Project does not entail the construction of any new subsurface storm drains and will utilize curb and gutter, curb cuts, and u-channels to convey on-site flows to the proposed water quality basin (bio-retention basin) located at the southeast corner of the Project site. From the water quality basin, the onsite flows will discharge into an outlet structure then to the proposed Line AC-2 which will connect to the Perris Valley Master Drainage Plan (MDP) Line A-C, which will be constructed as part of DPR 19-00007, and then into the PVSD. The Project will entail two main onsite drainage paths. The runoff from the southern and western portions of the Project site will surface flow to the eastern screen wall in the truck courts and will outfall into the proposed water quality basin via a wall cut and swale. The runoff from the northern and eastern portions of the Project site will surface flow into the proposed water quality basin via curb cuts and u-channels. The water quality basin will be designed to treat the runoff and bypass higher intensity runoff. The Project applicant does not propose offsite drainage improvements. The Project will not be subject to off-site run-on and all adjacent vacant properties currently (and will continue) to sheet flow in the Perris Valley Storm Drain Channel. Wilson Avenue is constructed to its ultimate width and contains curb and gutter that safely conveys road runoff.

The PVCCSP Circulation Element designates Wilson Avenue, which is adjacent to the Project site, as a Collector Street. Collector Streets within the PVCCSP Area typically range from 44-feet to 56 feet wide curb-to-curb with six feet of sidewalk on both sides depending on the particular design and traffic volumes to be served. Since Wilson Avenue has already been constructed to its ultimate 44-foot width; the Project applicant will dedicate three-feet along the western boundary for Wilson Street and will only be responsible for constructing a six-foot-wide sidewalk along the Project site frontage along the east side of Wilson Avenue.

Trucks currently use the PVCCSP-designated truck route on the Harley Knox Boulevard interchange to access the freeway. However, a new freeway interchange is planned to be constructed at Placentia Avenue, which would be closer to the proposed Project site and is anticipated to be open by the time Project construction is complete. Signage shall be posted on-site directing truck drivers to use designated City truck routes to access the Interstate 215 (I-215) freeway. The information on the signage will be coordinated with City Planning and the City’s Traffic Engineer during the plan check process.

1.2 MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A written monitoring report has been compiled to verify implementation of adopted mitigation measures. The following table provides a summary format for the written report, including identification of the various mitigation measures, applicable implementation measures, applicable implementation stage, identification of the responsible monitoring party, and verification of implementation of each measure.

The following clarifies the meaning of each column in the following table:

Impact/Threshold:	Identifies potentially affected resource/ environmental condition.
Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure:	Those measures from the Perris Valley Commerce Center Specific Plan (PVCCSP) and additional Project specific mitigation measures that will be implemented to minimize possible significant environmental impacts.
Monitoring/ Timing Frequency:	The phase of the project in which implementation and compliance will be monitored.

Action Indicating Compliance:	Identifies mechanism by which implementation will be verified.
Monitoring Party:	Entity responsible for monitoring implementation of the mitigation measure.
Compliance of Verification:	To be signed and dated by the City of Perris Planning Division upon receipt of written verification of each mitigation measure.

Table A – Mitigation Monitoring and Reporting Program

Impact/Threshold	Applicable PVCCSP Mitigation Measure / Project Mitigation Measures	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
					Initials	Date	Remarks
Aesthetics							
Project will create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	PVCCSP Mitigation Measures						
	No applicable PVCCSP mitigation measures.						
	Project Mitigation Measures						
	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 a grading permit	Confirmation that construction contracts include required restriction	City of Perris Planning Division			
Air Quality							
	PVCCSP Mitigation Measures						
	PVCCSP MM Air 1: To identify potential implementing development project-specific impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project’s CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD’s Localized Significance Threshold analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.						Mitigation measure completed with preparation of the IS/MND
	PVCCSP MM Air 10: To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined by the City of Perris as lead agency in conjunction with the SCAQMD. The results of the operational-related air quality impacts analysis shall be included in the development project’s CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD’s Localized Significance Threshold analysis, CO Hot Spot analysis, or other appropriate analyses as determined by the City of Perris in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.						Mitigation measure completed with preparation of the IS/MND
	PVCCSP MM Air 15: To identify potential implementing development project-specific impacts resulting from the use of diesel trucks, proposed implementing development projects that include an excess of 10 dock doors for a single building, a minimum of 100 truck trips per day, 40 truck trips with TRUs per day, or TRU operations exceeding 300 hours per week, and that are subject to CEQA and are located adjacent to sensitive land uses; shall have a facility-specific Health Risk Assessment performed to assess the diesel particulate matter impacts from mobile-source traffic generated by that implementing development project. The results of						Mitigation measure completed with preparation of the IS/MND

Impact/Threshold	Applicable PVCCSP Mitigation Measure / Project Mitigation Measures	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
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	<p>the Health Risk Assessment shall be included in the CEQA documentation for each implementing development project.</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. 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.</p>				Mitigation measure completed with preparation of the IS/MND		
Project will result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.	<p>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 congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p>	Prior to issuance of a grading permit	Approval required traffic control plan	City of Perris Planning Division			
	<p>PVCCSP MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain); • Keeping disturbed/loose soil moist at all times; • Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered; • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip; • Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site; • Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour; • Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation; • Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or <p>Replacement of ground cover in disturbed areas as quickly as possible.</p>	Prior to issuance of grading permit	Submittal of dust control plan approved by SCAQMD or other sufficient proof of compliance with Rule 403	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure / Project Mitigation Measures	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
					Initials	Date	Remarks
	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.	Prior to issuance of building and grading permits	Confirmation that construction contracts include required restriction	City of Perris Planning Division			
	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.	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	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.	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	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 shall be subject to periodic inspections by the City of Perris Building Division.	Prior to issuance of a grading permit and during construction	Confirmation that this requirement is included in contractor contracts. Periodic review of equipment maintenance records and equipment design.	City of Perris Planning Division			
	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.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	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 occupancy permits and annually thereafter	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	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.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in building specifications Inspection to confirm signage posted	City of Perris Planning Division			
	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.	Prior to issuance of occupancy permits	Confirmation that this requirement is included in building	City of Perris Planning Division			

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		and annually thereafter	specifications Inspection to confirm signage posted				
	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 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.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that tenants have been provided with required information	City of Perris Planning Division			
	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.	Prior to issuance of certificate of occupancy and periodically after development	Confirmation that designated parking spaces for high-occupancy vehicles and vans are included in building plans and verified during a site visit	City of Perris Planning Division			
	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.	Prior to the issuance of building permits	Submission of energy-efficient street lighting plans	City of Perris Building Division			
	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	Submission of a checklist documenting calculations with building plans	City of Perris Planning Division			
Project Mitigation Measures							
No Project-level mitigation is required.							
Biological Resources							
Project will have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or	PVCCSP Mitigation Measures						
	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.	Prior to issuance of grading permits	Monitoring report submitted to City of Perris Planning Division	City of Perris Planning Division			

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special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 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>PVCCSP MM Bio 2: Project-specific habitat assessments and focused surveys for burrowing owls would be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls would also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If active nests are identified on an implementing project site during the pre-construction survey, the nests shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non- breeding season.</p> <p>If burrowing owls occupy any implementing 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 CDFG. 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 implementing project area shall be monitored daily for one 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. The CDFG shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a DBESP would be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation would still be required following accepted protocols. Take of active nests would be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.</p>	Prior to issuance of grading permits	Monitoring report submitted to City of Perris Planning Division	City of Perris Planning Division			
	<p>Project Mitigation Measures</p> <p>No Project-level mitigation measures are required.</p>						
Project will Interfere substantially with the	PVCCSP Mitigation Measures						

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movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	PVCCSP MM Bio 1, above.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Project will conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	PVCCSP Mitigation Measures						
	PVCCSP MM Bio 1 and PVCCSP MM Bio 2, above.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Cultural Resources							
	PVCCSP Mitigation Measures						
	<p>PVCCSP MM Cult 1: Prior to the consideration by the City of Perris of implementing development or infrastructure projects for properties that are vacant, undeveloped, or considered to be sensitive for cultural resources by the City of Perris Planning Division, a Phase I Cultural Resources Study of the subject property prepared in accordance with the protocol of the City of Perris by a professional archeologist shall be submitted to the City of Perris Planning Division for review and approval. The Phase I Cultural Resources Study shall determine whether the subject implementing development would potentially cause a substantial adverse change to any significant paleontological, archaeological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by Riverside County and shall, at a minimum, include the results of the following:</p> <ol style="list-style-type: none"> 1. Records searches at the Eastern Information Center (EIC), the National or State Registry of Historic Places and any appropriate public, private, and tribal archives. 2. Sacred Lands File record search with the NAHC followed by project scoping with tribes recommended by the NAHC. 3. Field survey of the implementing development or infrastructure project site. <p>The proponents of the subject implementing development projects and the professional archaeologists are also encouraged to contact the local Native American tribes (as identified by the California Native Heritage Commission and the City of Perris) to obtain input regarding the potential for Native American resources to occur at the project site.</p> <p>Measures shall be identified to mitigate the known and potential significant effects of the implementing development or infrastructure project, if any. Mitigation for historic resources shall be considered in the following order of preference:</p> <ol style="list-style-type: none"> 1. Avoidance. 2. Changes to the structure provided pursuant to the Secretary of Interior’s Standards. 				Mitigation measure completed with preparation of the IS/MND		

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	<p>3. Relocation of the structure.</p> <p>Recordation of the structure to Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standard if demolition is allowed. Avoidance is the preferred treatment for known significant prehistoric and historical archaeological sites, and sites containing Native American human remains. Where feasible, plans for implementing projects shall be developed to avoid known significant archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the implementing projects shall be designed and landscaped in a manner, which would ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.</p>						
Project will cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.	<p>Project Mitigation Measures</p> <p>MM CR 1: Prior to the issuance of grading permits, the Project developer shall retain a registered 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>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 resources 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 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</p>	Prior to issuance of a grading permit and during subsurface excavation	<p>Confirmation of professional archeologist retention/on-going monitoring/submittal of Report of Findings and curate discovered resources, if applicable</p> <p>Confirmation of tribal agreement with either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians</p>	City of Perris Planning Division			

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	<p>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 CR-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. 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 or returned to the property owner, as deemed appropriate.</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 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>						
Project will disturb any human remains, including those interred outside of formal cemeteries.	<p>Project Mitigation Measures</p> <p>MM CR 2: In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site 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 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</p>	During ground disturbing activities	Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable	City of Perris Planning Division			

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	<p>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 the 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 EIC.</p>						
Energy							
The Project will result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	PVCCSP Mitigation Measures						
	PVCCSP MM Air 4, PVCCSP MM Air 11, PVCCSP MM Air 12, PVCCSP MM Air 14, PVCCSP MM Air 18 through PVCCSP MM Air 20 above, and PVCCSP MM Trans 5.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Geological Resources							
	PVCCSP Mitigation Measures						
	<p>PVCCSP MM Geo 1: Concurrent with the City of Perris' review of implementing development projects, the project proponent of the implementing development project shall submit a geotechnical report prepared by a registered geotechnical engineer and a qualified engineering geologist to the City of Perris Public Works/Engineering Administration Division for its review and approval. The geotechnical report shall assess the soil stability within the implementing development project affecting individual lots and building pads, and shall describe the methodology (e.g., overexcavated, backfilled, compaction) being used to implement the project's design.</p>	Mitigation measure completed with preparation of the ISMND					
The Project will directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Project Mitigation Measures						
	<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 of a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site fulltime for any project-related excavation that exceeds three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to the 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>Prior to issuance of a grading permit and during subsurface excavation if grading and excavation activities will occur at depths greater than 4 feet</p>	<p>Submit a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP).</p>	<p>City of Perris Planning Division</p>			

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	<p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>						
Greenhouse Gas Emissions							
The Project will generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	PVCCSP Mitigation Measures						
	PVCCSP MM Air 2, PVCCSP MM Air 4 through PVCCSP MM Air 7, PVCCSP MM Air 11 through PVCCSP MM Air 14, PVCCSP MM Air 18, and PVCCSP MM Air 20, above.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Hazards and Hazardous Materials							
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the Project will result in a safety hazard or people residing or working in the project area.	PVCCSP Mitigation Measures						
	<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 recordation of 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</p>	<p>Submission of evidence of conveyance of an avigation easement to the MMRB/MIP Airport or provide documentation to the City of Perris and the Airport Land Use Commission that such conveyance has previously been recorded</p>	<p>City of Perris Planning Division</p>			
<p>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>Prior to issuance of building permits</p>	<p>Submission of lighting plans demonstrating that lights are hooded or shielded to prevent either the spillage of lumens or reflection into the sky and that all outdoor lighting is downward facing as much as feasible</p>	<p>City of Perris Building Division</p>				

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	<p>PVCCSP MM Haz 4: The following notice shall be provided to all potential purchasers and tenants:</p> <p>“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>	Prior to certificate of occupancy and tenant improvements	Confirmation that purchasers and tenants have been provided notice	City of Perris Planning Division			
	<p>PVCCSP MM Haz 5: The following uses shall be prohibited:</p> <ul style="list-style-type: none"> 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 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. 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. d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. <p>All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p>	Prior to issuance of building permits	Submission of evidence that uses listed are prohibited in site	City of Perris Planning Division			
	<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>	Prior to issuance of building permit	Submission of evidence of submittal of 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 1,542 feet AMSL and shall have received a determination of “No Hazard to Air Navigation” from the FAA	City of Perris Planning Division			
Project Mitigation Measures							
No Project-level mitigation measures are required.							

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Hydrology and Water Quality							
The Project will violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	PVCCSP Mitigation Measures						
	PVCCSP MM Haz 5, above.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Noise							
Project will generate a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	PVCCSP Mitigation Measures						
	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.	During construction	Verification by City of incorporation of requirement in the contractor contracts Periodic Monitoring Reports	City of Perris Planning Division			
	PVCCSP MM Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.	During construction	Verification by City of incorporation of requirement in the contractor contracts Periodic Monitoring Reports	City of Perris Planning Division			
	PVCCSP MM Noise 3: No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.	During construction	Verification by City of incorporation of requirement in the contractor contracts Periodic Monitoring Reports	City of Perris Planning Division			
	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.	During construction	Verification by City of incorporation of requirement in the contractor contracts Periodic Monitoring Reports	City of Perris Planning Division			
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
	PVCCSP Mitigation Measures						

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Project will generate excessive groundborne vibration or groundborne noise levels.	PVCCSP MM Noise 1 through PVCCSP MM Noise 4 , above.						
	Project Mitigation Measures						
	No Project-level mitigation measures are required.						
Transportation							
	PVCCSP Mitigation Measures						
	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.	Mitigation measure completed with preparation of the ISMND					
	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 would serve the project area, road improvements adjacent to the project site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalk and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project.	Mitigation measure completed with preparation of the ISMND					
	PVCCSP MM Trans 7: Implementing project-level traffic impact studies shall be required for all subsequent implementing development proposals within the boundaries of the PVCCSP as approved by the City of Perris Engineering Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each implementing development project. All intersection spacing for individual tracts or maps shall conform to the minimum City intersection spacing standards. All turn pocket lengths shall conform at least to the minimum City turn pocket length standards. If any of the proposed improvements are found to be infeasible, the implementing development project applicant would be required to provide alternative feasible improvements to achieve levels of service satisfactory to the City.	Mitigation measure completed with preparation of the ISMND					
Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	PVCCSP Mitigation Measures						
	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 TUMF (Transportation Uniform Mitigation Fee), DIF (Development Impact Fee) and the NPRBBD (North Perris Road and Bridge Benefit District). The fees shall be collected and utilized as needed by the City of Perris to construct the improvements necessary to maintain the required level of service and build or improve roads to their build-out level.	Prior to occupancy	Receipt of payment	City of Perris Engineer			
	PVCCSP MM Trans 5: Bike racks shall be installed in all parking lots in compliance with City of Perris standards.	In conjunction with development applications and prior to issuance of	Bike racks installed per City standards	City of Perris Planning Division			

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		certificates of occupancy					
Project Mitigation Measures							
No Project-level mitigation measures are required.							
Tribal Cultural Resources							
Project will cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	PVCCSP Mitigation Measures						
	PVCCSP MM Cult 1 above.						
	Project Mitigation Measures						
MM CR 1 , above.							