

Mitigation Monitoring and Reporting Program

Operon HKI

February 2022

Operon Group is proposing the construction and operation of a warehouse facility to include three industrial buildings on an 8.69-acre property described as APNs 302-090-027 and -028. The Proposed Project includes approval of a Tentative Parcel Map to subdivide the Project Site into 3 parcels. The Project Site is within the boundaries of the City of Perris, Riverside County at the southeast corner of Harley Knox Boulevard and Indian Avenue. 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: Operon HKI

Applicant: Operon Group

Lead Agency: City of Perris

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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.	
Biological Resources					
Mitigation Measure BIO-1: To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s).	Contractor/City Planner	Throughout construction	Daily	On-site inspections	
Mitigation Measure BIO-2: Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with an orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed	Contractor/City Planner	Throughout construction	Daily	On-site inspections	

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that their activities are restricted to the construction areas.					

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Cultural Resources					
<p>Mitigation Measure CR-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>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</p>	Project Applicant/ Contractor/Archeo- logical 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 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 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</p>					

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<p>areas, mitigation measure CR-2 below 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>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.</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 project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access 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 5097.98I 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					
<p>Mitigation Measure GEO-1: The Expansive Soil presented in the geotechnical report shall be incorporated into project design. These include:</p> <ul style="list-style-type: none"> • Drainage should be away from structures and pavement. Grades should be maintained to allow flow of irrigation and ran water to approved drainage devices to the street. Installation of rain gutters that discharge into a drainage device or onto pavement that drain to roadways is recommended. • Irrigation should be strictly controlled around building foundations, slabs and pavement. • Planting scenes should be analyzed carefully. • A six-inch thick or greater deepened edge on slabs may be considered. Slabs of 6 to 12 inches or more of non-expansive soils will improve performance. • Increase the amount of steel reinforcing in concrete slabs, foundations and other structures to resist the forces of expansive soils. 	Contractor/Paleontological consultant/City	Upon discovery of paleontological resources	In the event fossils are unearthed	On-site inspections	
<p>Mitigation Measure GEO-2: Prior to the issuance of grading permits, the project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any project-related excavations. Selection of the 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</p>					

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<p>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>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>					
Hydrology & Water Quality					
<p>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.</p>	<p>City Engineer/ Contractor/ Project Applicant</p>	<p>Prior to issuance of grading permits</p>	<p>During site inspection prior to construction</p>	<p>On-site inspections</p>	

