

**City of Perris**  
**Section 4.0**  
**GPA 21-05040, CZ 21-05039, and TTM 38071 (TTM21-05032)**  
**MMRP**

**4.1 INTRODUCTION**

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for use in implementing the mitigation measures that are part of the Mitigated Negative Declaration (MND 2370) that will be adopted by the City of Perris for General Plan Amendment 21-05040, Change of Zone 21-05039, and Tentative Tract Map 38071 (TTM21-05032) (Stratford Ranch East).

The MMRP has been prepared in compliance with State law and the Stratford Ranch East (SRE) development at Evans Road and the Ramona Expressway MND, (State Clearinghouse No. 2021\_\_\_\_\_) prepared for the project by the City of Perris.

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

The monitoring program contains the following elements:

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

This MMRP includes mitigation measures that are identified in the Stratford Ranch MND.

**4.2 Mitigation Monitoring and Responsibilities**

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

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<b>Aesthetics</b>							
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>MMA-1</b> 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 the issuance of grading permit.	Review and approval of Contractor Specification	City of Perris Building Division			
<b>Air Quality</b>							
During short-term construction activity, the Project will also result in some diesel particulate matter (DPM) which is a listed carcinogen and toxic air contaminant (TAC) in the State of California.	<b>MMAQ-1</b> The following measure is recommended to reduce estimated maximum daily construction regional emissions of NOx, VOC, and exhaust PM.  •The project applicant or their representative shall verify to the satisfaction of the City all off-road diesel construction equipment utilized during the site preparation and grading phases complies with EPA/CARB Tier 3 emissions standards and shall require all construction equipment to be tuned and maintained in accordance with the manufacturer's specifications.	Prior to issuance of a grading permit and during construction.	Confirmation that this requirement is included in Contractor Specifications  Periodic review of equipment maintenance records and equipment design.	City of Perris Building Division.			
<b>Biology</b>							
The project will implement pre-construction surveys to ensure the project will not result in the direct harm of burrowing owls that could occur onsite in the future. Mitigation Measure BIO-1 is recommended to ensure consistency with the MSHCP and to ensure no direct impact to	<b>BIO-1:</b> The following avoidance measure is recommended to prevent direct harm to burrowing owls pursuant to Objective 6 of the MSHCP burrowing owl objectives:  Pre-Construction Survey. A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, etc.) to ensure that no owls have	Prior to issuance of grading permit.	Focused survey reports shall be submitted for approval of the City of Perris. If relocation plan is required, this should be submitted to the City of Perris Development Department Planning	City of Perris Planning Division and Riverside Conservation Authority (if relocation required)			

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burrowing owl would occur by the project	colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the RCA and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary. A qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. If burrowing owls are detected onsite, the owls will be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA, City, and/or wildlife agencies.		Division and the Regional Conservation Authority (RCA). The RCA will approve the relocation plan.				
<b>Cultural Resources</b>							
There is always a potential for subsurface artifacts to be discovered during ground-disturbing activities. Therefore, mitigation measure CR-1 is provided to reduce the impact to a less than significant level.	<b>CR-1</b> 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 the project 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	Prior to issuance of a grading permit and during subsurface Excavation.	Confirmation of professional archeologist retention/on-going monitoring/ submittal of Report of Findings and curate discovered resources, if applicable.	City of Perris Planning Division			

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	<p>project 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 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</p>						

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	<p>of Luiseño Indians, the Pechanga Band of Luiseño Indians, and the Rincon Band of Luiseño Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, or the Rincon 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 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.</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>						

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	<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>						

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In the event that human remains are discovered at the project site or within the off-site project improvement areas, mitigation measure 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	<p><b>CR-2</b> In the event that human remains (or remains that may be human) are discovered at the project site or within any 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 project 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 mediation 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</p>	During construction activities.	Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable.	City of Perris Planning Division			

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	various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).						
<b>Geology and Soils</b>							
The Stratford Ranch project is located within Area 4 of the Paleontology Sensitivity Map of the Perris general Plan, which requires paleontological monitoring beginning at a depth of five feet.	<p><b>GEO-1</b> 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 five (5) 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 any 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>	Prior to issuance of a grading permit.	Confirmation of Professional Paleontologist retention Submittal of letter Documenting procedures for periodic monitoring.	City of Perris Planning Division			



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	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.						
Hydrology and Water Quality							
The City Engineer and consulting engineer are in the process of completing the necessary documentation to remove the project site and surrounding sites from the FEMA 100-year flood plain designation. Documentation submitted to the City and FEMA as well as FEMA approval would ensure that flood related impacts have been mitigated to a less than significant level for the project site.	<b>MM HYD 1</b> Prior to the issuance of grading permits for the project site, the project applicant shall submit to the City supporting evidence of compliance with Riverside County Flood Control and Water Conservation District and the City of Perris Requirements and standards.	Prior to grading permit.	Confirmation by RCFCWD and City Engineer.	City of Perris Engineering Division.			
Noise							
The proposed project will generate noise during construction relating to site preparation, earth-moving, construction, paving, and architectural coating stages. The City of Perris Municipal Code, Section 7.34.060, identifies that it "is unlawful for any person	<b>NOI-1:</b> Any equipment activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive	During construction	Verification by City of incorporation of requirement in the Contractor Specifications Periodic Monitoring Reports	City of Perris Building Division			

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between the hours of 7:00 PM of any day and 7:00 AM of the following day, or on a legal holiday, with the exception of Columbus Day and Washington's birthday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the city." A significant construction noise impact would result for any construction activity that is not in compliance with these requirements.	noise. Construction activity shall not exceed 80 dBA in residential zones in the City.						
The nearest receiver is residences along the north boundary. Construction noise levels are expected to range from 56.0 to 76.8 dBA L <sub>max</sub> , and the highest construction levels are expected to range from 64.0 to 76.8 dBA L <sub>max</sub> at the nearest receiver locations. The calculated maximum noise level at the nearest receiver (residences along the northern boundary) would be 76.8 L <sub>max</sub> . Construction noise levels would be below the standard of 80 L <sub>max</sub> contained in Section 7.34.040 of the Perris Municipal Code.	<b>NOI-2:</b> Stationary equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.	During construction.	Verification by City of incorporation of requirement in the Contractor Specifications Periodic Monitoring Reports	City of Perris Building Division			