

**Mitigation Monitoring and Reporting Program
for the
Ramona Expressway and Brennan Avenue Warehouse Project
Initial Study/Mitigated Negative Declaration
City of Perris, Riverside County, California**

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) prepared for the proposed Ramona Expressway and Brennan Avenue Warehouse Project (proposed project) concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the lead agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Ramona Expressway and Brennan Avenue Warehouse Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.1. Aesthetics					
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.	Include in project construction documents; City of Perris Building Division shall inspect the completed project to ensure lighting is installed hooded or shielded	Prior to the issuance of certificate of occupancy at project completion	City of Perris Building Division		
<p>PVCCSP MM Haz 5: The following uses shall be prohibited:</p> <p>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 a [Federal Aviation Administration] FAA-approved navigational signal light or visual approach slope indicator.</p> <p>Any use which would cause sunlight to be reflected 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.</p> <p>Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p>	Include in project construction documents; City of Perris Building Division shall inspect the completed project to ensure the mitigation measures are implemented	Prior to certificate of occupancy and at project completion	City of Perris Building Division		

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<p>MM AES-1: Prior to issuance of grading permits, the property owner/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.</p>	<p>Property owner/developer to provide evidence of compliance to ensure temporary lighting is installed hooded or shielded</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Building Division</p>		
<p>2.3. Air Quality</p>					
<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 a 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>	<p>Approval of traffic control plan</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Public Works/Engineering Administration Division and Planning Division</p>		
<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 	<p>Submittal of dust control plan approved by SCAQMD or other sufficient proof of compliance with Rule 403</p>	<p>Prior to the issuance of grading permit</p>	<p>City of Perris Planning Division/City of Perris Public Works/Engineering Division</p>		

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<p>construction areas (previously graded areas inactive for 20 days or more, assuming no rain),</p> <ul style="list-style-type: none"> • 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, • replacement of ground cover in disturbed areas as quickly as possible. 					
<p>PVCCSP MM Air 4: Building and grading permits shall include a restriction that limits idling of construction equipment on-site to no more than 5 minutes.</p>	<p>Include in building and grading permits</p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Perris Building/ City of Perris Planning Division</p>		

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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 of Perris’ Building Division prior to issuance of grading permits.	Include in project construction documents	Prior to the issuance of grading permits	City of Perris Building 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 ARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available ARB verified or US EPA 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.	Include in project construction documents	Prior to the issuance of grading permits	City of Perris Building 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.	Include in construction plans; periodic on-site inspection	During construction	City of Perris Building Division		

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PVCCSP MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLV) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.	Include in project plans	Prior to construction	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.	Include in project plans	Prior to issuance of a building permit	City of Perris Building 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 5 minutes.	On-site inspection to confirm signage posted	Prior to issuance of certificate of occupancy	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.	Include in project plans	Prior to issuance of certificate of occupancy	City of Perris Planning Division		

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<p>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, ARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will 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, HVIP, and SOON funding programs, as identified on SCAQMD’s website (http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.</p>	<p>Confirmation that tenants have been provided with information regarding funding for cleaner than required heavy-duty engines and emission control devices; periodic inspection</p>	<p>Prior to issuance of certificate of occupancy; annual inspection following project completion</p>	<p>City of Perris Planning Division</p>		
<p>PVCCSP MM Air 14: Each implementing development project shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance will be required prior to the issuance of occupancy permits.</p>	<p>Include in project plans and verified on-site inspection</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Perris Planning Division</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 whether 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</p>	<p>Mitigation measure completed through consultation with RTA on June 2, 2022, during preparation of the Draft IS/MND.</p>				

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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.					
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.	Submission of energy efficient street lighting plans	In conjunction with development applications and street plans and prior to the City accepting the street improvements; prior to conveyance of applicable streets	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 requirements 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.	Submission of a Title 24 checklist with building plans	Prior to issuance of building permits	City of Perris Building Division		
2.4. Biological Resources					
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 PVCC	Pre-construction survey report to be completed by a Qualified Biologist	Mitigation measures required only between	City of Perris Planning Division; USFWS and/or		

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<p>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.</p> <p>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 whether 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 (nonlisted), 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 (nonlisted), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p>		<p>February 1 and August 31</p> <p>No more than 30 days prior to issuance of grading permits for each implementing development project</p>	CDFW (as appropriate)		
<p>PVCCSP MM Bio 2: Project-specific habitat assessments and focused surveys for burrowing owls will be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will 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</p>	<p>The portion of this mitigation measure related to project-specific habitat assessments has been completed through the burrowing owl survey conducted as part of the MSHCP Consistency Analysis dated April 28, 2022.</p> <p>Habitat assessment, focused surveys, preconstruction surveys by a Qualified Biologist; submittal of survey report</p>	<p>Project-specific habitat assessments and focused surveys, if required, will be prepared in conjunction with</p>	<p>City of Perris Planning Division; USFWS and/or CDFW (as appropriate)</p>		

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<p>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 will 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 nonbreeding 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</p>		development applications as part of the CEQA process; Within 30 days prior to commencement of grading and construction activities			

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<p>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 [Determination of Biologically Equivalent or Superior Preservation] DBESP will be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation will still be required following accepted protocols. Take of active nests will be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.</p>					
<p>MM BIO-1: Burrowing Owl Breeding Season Surveys Breeding season surveys shall be implemented by a qualified Biologist according to Multiple Species Habitat Conservation Plan (MSHCP) protocol and consistent with California Department of Fish and Wildlife (CDFW) 2012 Guidelines. This would consist of a Step II, Part A focused burrow survey, and four Step II, Part B focused burrowing owl surveys conducted during appropriate conditions and times of day. The results of the breeding season surveys shall be reported to the Riverside County Environmental Programs Department and the Regional Conservation Authority (RCA) Monitoring Program Administrator. If the survey is positive for burrowing owls, the project applicant shall implement measures, as needed, as described in PVCCSP EIR MM Bio-2.</p>	Breeding season surveys by a Qualified Biologist; submittal of survey report	Within 30 days prior to commencement of grading and construction activities	City of Perris Planning Division; USFWS and/or CDFW (as appropriate); (RCA) Monitoring Program Administrator		
<p>MM BIO-2: Implement MSHCP Best Management Practices Project personnel shall implement the following standard Multiple Species Habitat Conservation Plan (MSHCP) Best Management Practices (BMPs) during the construction phase of the proposed project: 1. A condition shall be placed on grading permits requiring a qualified Biologist to conduct a training session</p>	Verification of WEAP training; Periodic inspections during construction	During construction phase of proposed project	City of Perris Planning Division/ City of Perris Building Division		

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<p>(Worker Environmental Awareness Program [WEAP]) for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act and the MSHCP, the need to adhere to the provisions of the Endangered Species Act and the MSHCP, the penalties associated with violating the provisions of the Endangered Species Act, the general measures that are being implemented to conserve the species of concern as they relate to the proposed project, and the access routes to and project site boundaries within which the proposed project activities must be accomplished.</p> <ol style="list-style-type: none"> 2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. 3. The qualified project Biologist shall monitor construction activities for the duration of the proposed project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. 4. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. 5. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. 6. 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 					

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<p>sealed containers and regularly removed from the site(s).</p> <p>7. 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 proposed project and shall be specified in the construction plans. Construction limits shall be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>8. The City shall have the right to access and inspect the project site to determine its compliance with project approval conditions, including these BMPs.</p>					
<p>MM BIO-3: Designation of Project Biologists Prior to the initiation of ground-disturbing activities during the construction phase of the proposed project, the project applicant shall ensure that project Biologists are designated for the proposed project. The Biologist(s) must be familiar with the biology and conservation of special-status species in the project vicinity, including burrowing owl, and be able to identify the species. The Biologist(s) shall perform pre-construction surveys and monitor construction activities. The Biologist(s) shall be responsible for ensuring that impacts on special-status species, wildlife habitat, or unique resources would be avoided to the fullest extent possible. The Biologist(s) shall ensure that biologically sensitive areas are fenced by the construction contractor around the on-site preservation area and, where appropriate, around other biologically sensitive areas where activities need to be restricted to protect native plants and wildlife or special-</p>	Designation of a Qualified Biologist	Prior to the initiation of ground-disturbing activities during the construction phase	City of Perris Planning Division		

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status species. These restricted areas would be monitored by the Biologist(s) during ground-disturbing construction activities to ensure their protection during construction. The Biologist(s) shall administer the Worker Environmental Awareness Program (WEAP) to construction personnel and report project minimization activities to the City and the California Department of Fish and Wildlife (CDFW). The project Biologist(s) shall ensure that project minimization measures are implemented prior to, during, and after ground-disturbing construction activities. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource.					
<p>MM BIO-4: Establish Environmentally Sensitive Areas Environmentally sensitive areas shall be established around sensitive biological resources on the project site during the construction phase. Long-term environmentally sensitive areas shall be fenced with orange construction fencing that shall remain in place until the end of construction activities. Other environmentally sensitive areas that are temporary in nature, such as a burrow occupied by burrowing owl or an active bird nest or other sensitive species or resource, as necessary, shall be marked with stakes and flagging. Construction personnel shall be instructed not to enter the environmentally sensitive areas and the Biologist(s) shall ensure that site boundaries are maintained and that sensitive resources within them are not disturbed by construction activities.</p>	Establishment of environmentally sensitive areas by a Qualified Biologist	During construction	City of Perris Planning Division		
<p>MM BIO-5: Monitoring of Ground-disturbing Construction Activities During project construction activities that result in ground disturbance, the project Biologist(s) shall monitor the activities to ensure that sensitive biological resources are protected. The Biologist(s) shall ensure that vegetation</p>	Monitoring by a Qualified Biologist	During project construction activities that result in ground disturbance	City of Perris Planning Division		

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clearance activities limit disturbance to the smallest practical area and that construction personnel and activities do not enter environmentally sensitive areas. The Biologist(s) shall perform daily pre-construction sweeps of work areas prior to initiation of daily construction activities. The Biologist(s) shall inspect open trenches, pits, and pipes or other materials within which a covered species or other sensitive species may become entrapped or hide within. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource.					
MM BIO-6: Reporting The project Biologist(s) shall provide quarterly and annual reports to the City of Perris and the California Department of Fish and Wildlife (CDFW) that detail the implementation of minimization measures. If individuals of a covered species are found on the project site during the construction phase, the Biologist(s) shall submit a species occurrence observation to the CDFW.	Monitoring by a Qualified Biologist; submittal of Quarterly and Annual Reports	Quarterly and annually	City of Perris Planning Division and the California Department of Fish and Wildlife (CDFW)		
2.5. Cultural Resources and Tribal Cultural Resources					
MM CULT-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 project site or	Retention of Professional Archaeologist; ongoing monitoring; submittal of Report of Findings (if applicable)	Prior to the issuance of a grading permit; During construction	City of Perris Director of Development Services; Designated Native American representative		

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<p>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, including initial vegetation removal, 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</p> <p>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 (AB) 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 shall 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</p>					

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<p>and the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, and Augustine Band of Cahuilla Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, or the Augustine Band of Cahuilla 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 shall be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of State CEQA Guidelines 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 shall work with the City and consulting Archaeologist to protect the resource in accordance with tribal requirements. All analysis shall 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, MM CULT-2 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <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 shall 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 Code of Federal Regulations [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 shall 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 California Office of Historic Preservation (OHP) 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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<p>MM CULT-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 shall notify the Native American Heritage Commission (NAHC), which shall identify the “Most Likely Descendant” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the project site, the NAHC’s identification of the MLD shall stand. The MLD shall be granted access to inspect the project 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 project site. The disposition of the remains shall 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 shall apply and mediation with the NAHC shall make the applicable determination (see Public Resources Code [PRC] §§ 5097.98(e) and 5097.94(k)).</p>	<p>Coroner and NAHC contacted, and submittal of Report of Findings, if applicable.</p>	<p>During construction activities</p>	<p>City of Perris Planning Division; Riverside County Coroner</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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The specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public. The locations shall be documented by the consulting Archaeologist in conjunction with the various stakeholders and a report of findings shall be filed with the Eastern Information Center (EIC).					
2.7. Geology and Soils					
<p>MM GEO-1: Implementation of Geotechnical Investigation Recommendations During Construction</p> <p>The proposed project shall adhere to all recommendations and geotechnical design considerations outlined in the project-specific Geotechnical Investigation related to settlement expansion, soluble sulfates, corrosion potential, shrinkage/subsidence, and grading and foundation plan review.</p>	Approval of final grading and foundation plans by City of Perris Public Works Department/Engineering Administration Division	Prior to implementation of the final grading plan	City of Perris Public Works Department/ Engineering Administration Division		
<p>MM 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 that exceed 3 feet below the pre-grade surface. Selection of the Paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the project site or within the off-site project improvement areas until the Paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved Paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The</p>	Approval of the PRIMMP; retention of a Professional Paleontologist; ongoing monitoring; submittal of Report of Findings, if applicable.	Prior to issuance of grading permits; during construction	City of Perris Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>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>					
2.8. Greenhouse Gas Emissions					
<p>MM GHG-1: Incorporation of Electric Vehicle Charging Stations The project shall incorporate a minimum of 8 percent of all vehicle parking spaces (including for trucks) with electric vehicle (EV) charging stations, consistent with the applicable California Green Building Standards Code Tier 1 Nonresidential Voluntary Measure (Section A5.106.5.3.1). Electric EV charging spaces must provide electrical vehicle charging infrastructure to support future installation of electric EV supply equipment and shall meet the design space requirements of California Green Building Standards Code Section 5.106.5.3.2.</p>	Include in project plans	In conjunction with development applications and prior to issuance of building permits	City of Perris Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM GHG-2: Support of Electric Powered Interior Vehicles All buildings shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.</p>	Include in project plans	In conjunction with development applications and prior to issuance of building permits	City of Perris Planning Division		
<p>MM GHG-3: Provision of Electric Infrastructure All buildings shall be designed to provide electric infrastructure to support use of exterior yard trucks and on-site vehicles. The operation of yard trucks that are used to move trailers and on-site vehicles within the project site shall be powered by electricity unless the project applicant can reasonably demonstrate that specific equipment is not available for a particular task.</p>	Include in project plans	In conjunction with development applications and prior to issuance of building permits	City of Perris Planning Division		
<p>2.9. Hazards and Hazardous Materials</p>					
<p>PVCCSP MM Haz 1: 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, any proposed industrial uses located within one-quarter mile of Val Verde High School (located at 972 Morgan Street, between Nevada Road and Webster Avenue, Perris, CA) or any other existing or proposed school shall perform project-level CEQA review to determine the potential for project-specific impacts associated with hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste.</p>	Mitigation measure completed through preparation of the Draft IS/MND.				
<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 aviation easement to the MARB/March Inland Port Airport Authority.</p>	Conveyance of aviation easement	Prior to recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from	City of Perris Planning Division and MARB/March Inland Port Airport Authority		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
		the Subdivision Map Act			
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.	Include in project construction documents; City of Perris Building Division shall inspect the completed project to ensure lighting is installed hooded or shielded	Prior to the issuance of certificate of occupancy at project completion	City of Perris Building Division		
PVCCSP MM Haz 4: The following notice shall be provided to all potential purchasers and tenants: “This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Profession Code 11010 13(A)”	Confirmation that purchasers and tenants have been provided notice	Prior to certificate of occupancy and after project completion	City of Perris Building Division		
PVCCSP MM Haz 5: The following uses shall be prohibited: Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following	Include in project construction documents; City of Perris Building Division shall inspect the completed project to ensure the mitigation measures are implemented	Prior to certificate of occupancy and at project completion	City of Perris Building Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.</p> <p>Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p>					
<p>PVCCSP MM Haz 6: A minimum of 45 days prior to submittal of an application for a building permit for an implementing development project, the implementing development project applicant shall consult with the City of Perris Planning Department in order to determine whether any implementing project-related vertical structures or construction equipment will encroach into the 100-to-1 imaginary surface surrounding the MARB. If it is determined that there will 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 will work with FAA to resolve any adverse effects on aeronautical operations.</p>	<p>Review of project plans and consultation with City of Perris Planning Division</p>	<p>A minimum of 45 days prior to submittal of a building permit application</p>	<p>City of Perris Planning Division and MARB/March Inland Port Airport Authority</p>		
<p>MM HAZ-1: Prior to any activity that could disturb potential asbestos containing materials, an asbestos survey shall be conducted of all structures on-site.</p>	<p>Asbestos survey of all on-site structures</p>	<p>Prior to any activity that could disturb potential asbestos containing materials</p>	<p>City of Perris Building Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Should any asbestos containing materials be found, the project applicant shall adhere to all recommendations included in the report for remediation of such materials.					
2.13. Noise					
PVCCSP MM Noise 1: During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with manufacturer’s standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the project site.	Periodic on-site inspections	During site excavation and grading	City of Perris Building Division/ City of Perris Public Works/Engineering Administration 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.	Periodic on-site inspections	During construction	City of Perris Building Division/ City of Perris Public Works/Engineering Administration 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.	Periodic on-site inspections	During construction	City of Perris Building Division/ City of Perris Public Works/Engineering Administration 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.	Include in project plans; Periodic on-site inspections	During construction	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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2.17. Transportation					
PVCCSP MM Trans 1: The project applicant 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.	Include in project plans	Prior to the issuance of grading permits	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
PVCCSP MM Trans 2: Sight distance at the project entrance roadway of the project shall be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	Include in project plans	During review of final grading, landscape and street improvement plans	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
PVCCSP MM Trans 3: The 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 Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee (DIF), and the North Perris Road and Bridge Benefit District (NPRBBD). 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 buildout level.	Payment of fair share fees	Prior to the issuance of building permits	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
PVCCSP MM Trans 4: Prior to the approval of individual implementing development projects, the Riverside Transit Agency (RTA) shall be contacted to determine whether the RTA has plans for the future provision of bus routing in the project area that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the project area,	Mitigation measure completed through consultation with RTA on June 2, 2022, during preparation of the Draft IS/MND				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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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.					
PVCCSP MM Trans 5: Bike racks shall be installed in all parking lots in compliance with City of Perris standards.	Include in project plans	Prior to the issuance of certificate of occupancy at project completion	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
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 will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the City.	Mitigation measure completed through preparation of the Draft IS/MND and the project-specific Trip Generation Assessment and Vehicle Miles Traveled (VMT) Screening Evaluation prepared by Urban Crossroads, Inc. dated April 26, 2022.				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM TRANS-1: Driveway 1 and Ramona Expressway The following improvements shall be constructed to accommodate site access: The project applicant shall install a stop control on the northbound approach and a northbound right turn lane. The eastbound right turn volume at this driveway would not exceed 20 inbound passenger cars (in the AM peak-hour) and would not warrant a dedicated right turn lane. In addition, the eastbound curb-adjacent lane is 20-feet in width and could accommodate a defacto right turn lane at this driveway. Access at the intersection shall be controlled to right-in/right-out access only for passenger cars via the existing raised median.</p>	Include in project plans	Prior to the preparation of final grading and street improvement plans	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
<p>MM TRANS-2: Driveway 2 and Brennan Avenue The following improvements shall be constructed to accommodate site access: The proposed project shall install a stop control on the eastbound approach and an eastbound shared left-right turn lane. No additional lane improvements are proposed along Brennan Avenue to facilitate site access.</p>	Include in project plans	Prior to the preparation of final grading and street improvement plans	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		
<p>MM TRANS-3: The existing curb and gutter shall be modified to accommodate site access at Driveway 1 on Ramona Expressway and Driveway 2 on Brennan Avenue. On-site traffic signing and striping shall be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site. Sight distance at each project access point shall be reviewed with respect to standard Caltrans and City of Perris sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.</p>	Include in project plans	Prior to the preparation of final grading and street improvement plans	City of Perris Building Division/ City of Perris Public Works/Engineering Administration Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.20. Mandatory Findings of Significance					
<p>PVCCSP Mitigation Measures PVCCSP MM Air 2, PVCCSP MM Air 3, PVCCSP MM Air 4, PVCCSP MM Air 5, PVCCSP MM Air 6, PVCCSP MM Air 7, PVCCSP MM Air 8, PVCCSP MM Air 9, PVCCSP MM Air 11, PVCCSP MM Air 12, PVCCSP MM Air 13, PVCCSP MM Air-14, PVCCSP MM Air 18, PVCCSP MM Air 19, PVCCSP MM Air 20, PVCCSP MM Bio 1, PVCCSP MM Bio 2, PVCCSP MM Haz 1, PVCCSP MM Haz 2, PVCCSP MM Haz 3, PVCCSP MM Haz 4, PVCCSP MM Haz 5, PVCCSP MM Haz 6, PVCCSP MM Noise 1, PVCCSP MM Noise 2, PVCCSP MM Noise 3, PVCCSP MM Noise 4, PVCCSP MM Trans 1, PVCCSP MM Trans 2, PVCCSP MM Trans 3, PVCCSP MM Trans 4, PVCCSP MM Trans 5, and PVCCSP MM Trans 7.</p>					
<p>Project-specific Mitigation Measures MM AES-1, MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-6, MM CULT-1, MM CULT-2, MM GEO-1, MM GEO-2, MM GHG-1, MM GHG-2, MM GHG-3, MM HAZ-1, MM TRANS-1, MM TRANS-2, and MM TRANS-3.</p>					