

# Appendix L Mitigation Monitoring and Reporting Program

for

Final Initial Study/Mitigated Negative  
Declaration No. 2373  
Ramona-Indian Warehouse Project  
(SCH # 2022070543)

DPR and TPM 21-00011  
PVCC SPA 21-21-05193

*Lead Agency:*

**City of Perris**  
Planning Division  
135 North D Street  
Perris, CA 92570

November 2022

## MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A written monitoring report has been compiled to verify implementation of adopted mitigation measures. Table A, *Mitigation Monitoring and Reporting Program*, commencing on the following page, provides a summary format for the written report, including identification of the various mitigation measures, applicable implementation measures, applicable implementation stage, identification of the responsible monitoring party, and verification of implementation of each measure.

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

Column Heading	Meaning
Impact/Threshold	Identifies potentially affected resource
Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Those measures from the Perris Valley Commerce Center Specific Plan (PVCCSP) and additional Project specific mitigation measures that will be implemented to minimize possible significant environmental impacts.
Monitoring/ Timing Frequency	The phase of the project in which implementation and compliance will be monitored.
Action Indicating Compliance	Identifies mechanism by which implementation will be verified.
Monitoring Party	Entity responsible for monitoring implementation of the mitigation measure.
Compliance of Verification	To be signed and dated by the City of Perris Planning Division upon receipt of written verification of each mitigation measure.

**Table A**  
**Mitigation Monitoring and Reporting Program**

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
<b>Aesthetics</b>							
	<b>PVCCSP Mitigation Measures</b>						
	No applicable PVCCSP mitigation measures.						
	<b>Project Mitigation Measures</b>						
Project will create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>MM Aes 1:</b> Prior to issuance of grading permits, the Project developer shall provide evidence to the City of Perris that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.	Prior to issuance of a grading permit	Confirmation that construction contracts include required restriction	City of Perris Planning Division			
<b>Air Quality</b>							
	<b>PVCCSP Mitigation Measures</b>						
	<b>MM Air 1:</b> To identify potential implementing development project-specific impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.	Compliance completed with preparation and submittal of the <i>Air Quality/Greenhouse Gas Emissions Analysis</i> , dated July 2022, and preparation of the IS/MND.					
	<b>MM Air 10:</b> To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest URBEMIS model, or other analytical method determined by the City of Perris as lead agency in conjunction with the SCAQMD. The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis, or other appropriate analyses as determined by the City of Perris in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.	Compliance completed with preparation and submittal of the <i>Air Quality/Greenhouse Gas Emissions Analysis</i> , dated July 2022, and preparation of the IS/MND.					
	<b>MM Air 15:</b> To identify potential implementing development project-specific impacts resulting from the use of diesel trucks, proposed implementing development projects that include an excess of 10 dock doors for a single building, a minimum of 100 truck trips per day, 40 truck trips with TRUs per day, or TRU operations exceeding 300 hours per week, and that are subject to CEQA and are located adjacent to sensitive land uses; shall have a facility-specific Health Risk Assessment performed to assess the diesel particulate matter impacts from mobile-source traffic generated by that implementing development project. The results of the Health Risk Assessment shall be included in the CEQA documentation for each implementing development project.	Compliance completed with preparation and submittal of the <i>Air Quality/Greenhouse Gas Emissions Analysis</i> , dated July 2022, and preparation of the IS/MND.					

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
Implementation of the PVCCSP will result in a cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment under an applicable federal or state ambient air quality standard. In addition, implementation of the PVCCSP may result in exposure of sensitive receptors to substantial pollutant concentrations. Project-specific impacts would be less than significant.	<p><b>MM Air 2:</b> 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>	Prior to issuance of a grading permit	Approval of required traffic control plan	City of Perris Planning Division			
	<p><b>MM Air 3:</b> 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"> <li>• requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),</li> <li>• keeping disturbed/ loose soil moist at all times,</li> <li>• requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,</li> <li>• 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,</li> <li>• posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site,</li> <li>• suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,</li> <li>• 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,</li> <li>• 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,</li> <li>• replacement of ground cover in disturbed areas as quickly as possible.</li> </ul>	Prior to issuance of grading permit	Submittal of dust control plan approved by SCAQMD or other sufficient proof of compliance with Rule 403	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<b>MM Air 4:</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.	Prior to issuance of building and grading permits	Confirmation that construction contracts include required restriction	City of Perris Planning Division			
	<b>MM Air 5:</b> 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.	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	<b>MM Air 6:</b> The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or 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.	Prior to issuance of a grading permit	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	<b>MM Air 7:</b> During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Building Division.	Prior to issuance of a grading permit and during construction	Confirmation that this requirement is included in contractor contracts. Periodic review of equipment maintenance records and equipment design.	City of Perris Building Division			
	<b>MM Air 8:</b> 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.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	<b>MM Air 9:</b> To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris' Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in contractor contracts	City of Perris Planning Division			
	<b>MM Air 11:</b> Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of 5 minutes.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that this requirement is included in building specifications Inspection to confirm signage posted	City of Perris Planning Division			
	<b>MM Air 13:</b> In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest of each implementing development project shall provide building occupants 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.	Prior to issuance of occupancy permits and annually thereafter	Confirmation that tenants have been provided with required information	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<b>MM Air 14:</b> 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.	Prior to issuance of certificate of occupancy and periodically after development	Confirmation that designated parking spaces for high- occupancy vehicles and vans are included in building plans and verified during a site visit	City of Perris Planning Division			
	<b>MM Air 17:</b> New sensitive land uses such as residential, a hospital, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with TRUs per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, they will be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central HVAC (heating, ventilation, and air conditioning) system that includes high efficiency filters for particulates (MERV-13 or higher) or other similarly effective systems shall be required.	Development review process	Approval of plot plans and architectural plans	City of Perris Development Services Department			
	<b>MM Air 18:</b> Prior to the approval of each implementing development project, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing within any street that is adjacent to the implementing development project that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the implementing development project, road improvements adjacent to the project site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalks and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project.	Compliance with this mitigation measure is complete. Coordination with RTA has occurred and per the May 19, 2022, email from RTA (Mauricio Alvarez), RTA has determined there is no need for a bus stop at the Project site					
	<b>MM Air 20:</b> Each implementing development project shall 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.	Prior to issuance of building permits	Submission of a checklist documenting calculations with building plans	City of Perris Planning Division			
<b>Project Mitigation Measures</b>							
No Project-specific mitigation is required.							
<b>Biological Resources</b>							
<b>PVCCSP Mitigation Measures</b>							
No applicable PVCCSP mitigation measures. PVCCSP measures have been updated in coordination with the CDFW.							
<b>Project Mitigation Measures</b>							
The Project may have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or	<b>MM Bio 1:</b> Nesting Bird Survey. In order to avoid violation of the MBTA and the California Fish and Game Code, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.	Prior to issuance of a grading permit	Monitoring report submitted to the City of Perris Planning Division	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	<p>If site-preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.</p> <p>If active nests are not located within the Project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, the Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Biologist determines that such project activities may be causing an adverse reaction, the Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.</p>						
	<p><b>MM Bio 2:</b> Burrowing Owl Preconstruction Survey. The Project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of grading and construction activities on the Project site. The survey will include the Project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey will be submitted to the City prior to obtaining a grading permit. In addition, if burrowing owls are observed during the MBTA nesting bird survey, to be conducted within three days prior to ground disturbance or vegetation clearance, the observation shall be reported to the Wildlife Agencies. 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 Survey Instructions for the Western Riverside MSHCP.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification by the City, within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided and the qualified biologist and Project Applicant shall coordinate with the City of Perris Planning Department, the USFWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the USFWS prior to commencing Project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for</p>	Prior to issuance of a grading permit	Survey results submitted to the City of Perris Planning Division	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>relocated owls may also be required in the Burrowing Owl Plan. The Permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the CDFW prior to the start of Project activities. When a qualified biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, Project activities may begin.</p> <p>If burrowing owls occupy the Project site after Project activities have started, then construction activities shall be halted immediately. The Project proponent shall notify the City and the City shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.</p>						
The Project could have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	<p><b>MM Bio 3:</b> The Project proponent shall provide mitigation to address the Project impacts to 0.58 acre of MSHCP Riparian/Riverine and Vernal Pool Resources consisting of 0.19 acre of Riverine habitat and 0.39 acre of pool habitat. Mitigation shall be provided in accordance with the Final DBESP, which can be accomplished through the purchase of rehabilitation credits at the Riverpark Mitigation Bank. Final mitigation requirements will be determined through the permitting process with the CDFW and RWQCB.</p>	Prior to issuance of a grading permit	Copies of permit terms and proof of mitigation credit purchase to be provided to the City of Perris Planning Division	City of Perris Planning Division			
	<p><b>MM Bio 4:</b> Prior to the City's issuance of a grading permit for the Project site and prior to the start of Project activities, the Project proponent shall notify the California Department of Fish and Wildlife (CDFW) of planned impacts to Fish and Game Code Section 1602 resources. The Project proponent shall either receive a Streambed Alteration Agreement or written documentation from the CDFW that a Streambed Alteration Agreement is not needed. The Project proponent shall also obtain a report of Waste Discharge Requirement from the RWQCB. Mitigation for impacts to CDFW and RWQCB waters will be determined during the permitting process with the agencies.</p>	Prior to issuance of a grading permit	Streambed Alteration Agreement (or notice that one is not needed) and Waste Discharge Requirement to be provided to the City of Perris Planning Division	City of Perris Planning Division			
<b>Cultural Resources</b>							
	<p><b>PVCCSP Mitigation Measures</b></p> <p><b>MM Cultural 1:</b> Prior to the consideration by the City of Perris of implementing development or infrastructure projects for properties that are vacant, undeveloped, or considered to be sensitive for cultural resources by the City of Perris Planning Division, a Phase I Cultural Resources Study of the subject property prepared in accordance with the protocol of the City of Perris by a professional archeologist<sup>1</sup> shall be submitted to the City of Perris Planning Division for review and approval. The Phase I Cultural Resources Study shall determine whether the subject implementing development would potentially cause a substantial adverse change to any significant paleontological, archeological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by Riverside County and shall, at a minimum, include the results of the following:</p> <ol style="list-style-type: none"> <li>1. Records searches at the Eastern Information Center (EIC), the National or State Registry of Historic Places and any appropriate public, private, and tribal archives.</li> <li>2. Sacred Lands File record search with the Native American Heritage Commission (NAHC) followed by project scoping with tribes recommended by the NAHC.</li> </ol>	Compliance completed with preparation and submittal of the <i>Cultural Resources Survey</i> , dated July 2022, and preparation of the IS/MND.					

<sup>1</sup> For the purpose of this measure, the City of Perris considers professional archaeologists to be those who meet the United States Secretary of the Interior's standards for recognition as a professional, including an advanced degree in anthropology, archaeology, or a related field, and the local experience necessary to evaluate the specific project. The professional archaeologist must also meet the minimum criteria for recognition by the Register for Professional Archaeologists (RPA), although membership is not required.



Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>3. Field survey of the implementing development or infrastructure Project site.</p> <p>The proponents of the subject implementing development projects and the professional archaeologists shall also contact the local Native American tribes (as identified by the California Native Heritage Commission and the City of Perris) to obtain input regarding the potential for Native American resources to occur at the project site. Measures shall be identified to mitigate the known and potential significant effects of the implementing development or infrastructure project, if any. Mitigation for historic resources shall be considered in the following order of preference:</p> <ol style="list-style-type: none"> <li>1. Avoidance</li> <li>2. Changes to the structure provided pursuant to the Secretary of Interior’s Standards</li> <li>3. Relocation of the structure</li> <li>4. Recordation of the structure to Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standard if demolition is allowed</li> </ol> <p>Avoidance is the preferred treatment for known and discovered significant prehistoric and historical archaeological sites, and sites containing Native American human remains. Where feasible, plans for implementing projects shall be developed to avoid known significant archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the implementing projects shall be designed and landscaped in a manner, which would ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.</p> <p>The Phase I Cultural Resources Study submitted for each implementing development or infrastructure project shall have been completed no more than three years prior to the submittal of the application for the subject implementing development project or the start of construction of an implementing infrastructure project.</p>						
	<b>Project Mitigation Measures</b>						
The Project may cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to §15064.5.	<p><b>MM Cult 1:</b> Prior to the issuance of grading permits, the Project Applicant 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>Retain monitors prior to issuance of a grading permit</p> <p>Monitoring activities to occur during ground-disturbing construction activities</p> <p>Final report to be submitted after conclusion of monitoring</p>	<p>Approval of the professional archaeologist retained by the Project proponent</p> <p>Confirmation of an executed tribal monitoring agreement with the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians</p> <p>Ongoing reports of any finds to the City of Perris Planning Division and proof of inventory and curation as needed</p>	City of Perris Development Services Director and Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>The Project Applicant shall also enter into an agreement with either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground-disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.</p> <p>The agreement between the proponent/developer and the Luiseño tribe shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• An agreement that artifacts will be reburied on-site and in an area of permanent protection;</li> <li>• Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;</li> <li>• Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and</li> <li>• 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.</li> </ul> <p>The Project Applicant shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p>In the event archeological 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 discovered at the development site during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any Native American artifacts are identified when Luiseño tribal representatives are not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and Luiseño tribal representative will be notified. The designated Luiseño tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and Project</p>		<p>Notification of discontinuation of monitoring activities</p> <p>Report of findings in accordance with the Office of Historic Preservation guidelines to 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>				

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event human remains are discovered at the Project site or within the off-site Project improvement areas, mitigation measure CULT-2 shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal replacement. 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 necessary, 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 recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including conclusions 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>						
The Project may disturb human remains interred outside of a formal cemetery.	<p><b>MM Cult 2:</b> 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(s) shall immediately stop all activities within 100 feet of the find. The Project Applicant 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 of any Luiseño tribal representative(s) at the site, the NAHC identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of the Native American human remains and may recommend to the Project Applicant 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 Applicant 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 5097.98(e) and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials would be proprietary and not disclosed to the general public. The locations would 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).</p>	During construction activity	If human remains are discovered, they shall be reported to the Riverside County Coroner and the City of Perris Planning Division	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
<b>Energy</b>							
The Project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	<b>PVCCSP Mitigation Measures</b>						
	<b>MM Air 19:</b> In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris' Building Division) prior to conveyance of applicable streets.	Prior to City approval of street improvements	Verification by City of incorporation of project design features and approval of street and utility plans	City of Perris Building Division			
	PVCCSP mitigation measure MM Air 20, listed above under Air Quality is applicable to the Project.						
<b>Project Mitigation Measures</b>							
	No Project-specific mitigation is required.						
<b>Geology and Soils</b>							
<b>PVCCSP Mitigation Measures</b>							
	<b>MM Geo 1:</b> Concurrent with the City of Perris' review of implementing development projects, the project proponent of the implementing development project shall submit a geotechnical report prepared by a registered geotechnical engineer and a qualified engineering geologist to the City of Perris Public Works/Engineering Administration Division for its review and approval. The geotechnical report shall assess the soil stability within the implementing development project affecting individual lots and building pads, and shall describe the methodology (e.g., overexcavated, backfilled, compaction) being used to implement the project's design.	Compliance with this mitigation measure has been completed with preparation and submittal of the <i>Geotechnical Engineering Investigation</i> prepared by NorCal Engineering, dated December 21, 2020.					
<b>Project Mitigation Measures</b>							
The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>MM-Geo 1:</b> Prior to the issuance of grading permits, the Project Applicant 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 paleontological monitor representative) to be on-site or any Project-related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to the approval of the City of Perris Planning Manager and no grading activities shall occur at the Project site or the off-site Project improvement areas until the paleontologist has been approved by the City.  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.  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	Prior to issuance of a grading permit  During ground-disturbing activities	Approval of a PRIMMP and qualified paleontologist  Report of findings submitted at the completion of monitoring	City of Perris Planning Division			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	(such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.  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.						
	<b>MM Geo 2:</b> Prior to the start of construction, a paleontological resources worker environmental awareness program (WEAP) training shall be presented to all earthmoving personnel to inform them of the possibility for buried resources and the procedures to follow in the event of fossil discoveries.	Prior to the start of construction	Approval of a WEAP	City of Perris Planning Division			
<b>Greenhouse Gas Emissions</b>							
Implementation of the PVCCSP will result in greenhouse gas emissions that may have a significant impact on the environment. Project specific impact would be less than significant.	<b>PVCCSP Mitigation Measures</b>						
	PVCCSP mitigation measures MM Air 19 and MM Air 20, listed above under <i>Energy and Air Quality</i> , respectively, are applicable to the Project.						
	<b>MM Air 21:</b> Each implementing development project shall implement, at a minimum, use of water conserving appliances and fixtures (low-flush toilets, and low-flow shower heads and faucets) within all new residential developments.	Prior to issuance of building permits	Verification by City of incorporation of project design features	City of Perris Development Services Department			
	<b>Project Mitigation Measures</b>						
	No Project-specific mitigation is required.						
<b>Hazards and Hazardous Materials</b>							
The Project is located within an airport land use plan and has the potential to result in a safety hazard and excessive noise for people residing or working in the Project site.	<b>PVCCSP Mitigation Measures</b>						
	<b>MM Haz 2:</b> Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.	Prior to the earliest of recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act	Evidence of avigation easement provided to the City of Perris Planning Division	City of Perris Development Services Department  March Inland Port Airport Authority			
	<b>MM Haz 3:</b> 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.	During plot plan/architectural review	Approved plan	City of Perris Development Services Department			
	<b>MM Haz 4:</b> 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	Prior to certificate of occupancy	Confirmation that purchasers and tenants have been notified	City of Perris Development Services Department			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A).”						
	<p><b>MM Haz 5:</b> The following uses shall be prohibited:</p> <ul style="list-style-type: none"> <li>a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</li> <li>b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</li> <li>c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</li> <li>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</li> <li>e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</li> </ul>	During plot plan/architectural review	Approved plan	City of Perris Development Services Department			
	<p><b>MM Haz 6:</b> 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>	Compliance with this mitigation measure has been completed in coordination with the City. The Project site is below the 100 to 1 surface and does not require an obstruction evaluation.					
	<b>Project Mitigation Measures</b>						
	No Project-specific mitigation is required.						
<b>Noise</b>							
	<b>PVCCSP Mitigation Measures</b>						
Construction associated with the PVCCSP would result in temporary increases in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance. Project construction would not conflict with the City Municipal Code	<p><b>MM Noise 1:</b> 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.</p>	During excavation and grading	Periodic inspection reports	City of Perris Public Works Department			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<b>MM Noise 2:</b> During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.	Stockpile and staging area identified during development application/plot plan approval process  During construction approved stockpile and staging area used	Approved plans with designated stockpile and staging areas  Periodic inspection reports	City of Perris Planning Divisions  City of Perris Public Works Department			
	<b>MM Noise 3:</b> No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.	During construction	Periodic inspection reports	City of Perris Public Works Department			
	<b>MM Noise 4:</b> Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	During construction	Periodic inspection reports	City of Perris Public Works Department City of Perris Police Department			
The Project may result in substantial permanent increases in ambient noise levels in the Project vicinity above levels existing without the Project.	<b>MM Noise 5:</b> New sensitive land uses, including residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, education facilities, and libraries, to be located within the PVCC shall be protected from excessive noise, including existing and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 60 dBA (65 dBA is conditionally acceptable) in outdoor living areas and an interior standard of 45 dBA in all habitable rooms. Specifically, special consideration shall be given to land uses abutting Ramona Expressway from Redlands Avenue to Evans Road and from Evans Road to Bradley Road; Rider Street from Evans Road to Bradley Road; Placentia Avenue from Perris Boulevard to Redlands Avenue, from Redlands Avenue to Wilson Avenue, from Wilson Avenue to Murrieta Road, and from Murrieta Road to Evans Road. Perris Boulevard from Orange Avenue to Placentia Avenue and from San Michele Road to Krameria Avenue; and Redlands Avenue from Nuevo Road to Citrus Avenue, from Citrus Avenue to Orange Avenue and from Orange Avenue to Placentia Avenue.	Noise studies for sensitive land uses to be submitted in conjunction with development applications for applicable projects  Prior to occupancy permit	Approved development/site plans  Approved architectural plans demonstrating appropriate noise attenuation	City of Perris Development Services Department			
	<b>Project Mitigation Measures</b>						
The Project's future commercial use may result in substantial permanent increases in ambient noise levels in the Project vicinity.	<b>MM Noise 1:</b> Noise levels from operational noise generated by the project's hotel component shall not exceed 60 dBA CNEL when measured at nearby sensitive land uses (including residences). When plans for the hotel component become available, an acoustic analysis shall be performed for the hotel's operational noise sources. This includes, but is not limited to, HVAC units and emergency generators. If the analysis determines that noise levels would exceed noise limits, noise reduction measures will be implemented as part of the hotel design. These noise reduction measures may include architectural parapets, or on-site sound barriers (wall).  If a barrier is used to shield noise for nearby NSLUs, it shall be located between the noise source and noise-sensitive receptor. The barrier must be solid. It can be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, as long as there are no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least one-inch total thickness or have a density of at least 3½ pounds per square foot. The barrier must be an adequate height to break the line-of-sight between the noise source and receptor.	A noise study shall be submitted in conjunction with development applications for the Project site's future commercial use  Prior to occupancy permit	Noise study demonstrating compliance with operational noise generation regulations  If required by noise study results, architectural plans demonstrating appropriate noise attenuation barrier	City of Perris Development Services Department			

Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
<b>Transportation</b>							
	<b>PVCCSP Mitigation Measures</b>						
	<b>MM Trans 4:</b> Prior to the approval of individual implementing development projects, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing in the Project site 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 site, 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.	Compliance with this mitigation measure is complete. Coordination with RTA has occurred and per the May 19, 2022, email from RTA (Mauricio Alvarez), RTA has determined there is no need for a bus stop at the Project site					
	<b>MM Trans 7:</b> Implementing project-level traffic studies shall be required for all subsequent implementing development proposals within the boundaries of the PVCC as approved by the City of Perris Engineering Department. These subsequent traffic studies shall identify specific project deficiencies and needed roadway improvements to be constructed in conjunction with each implementing development project. All intersection spacing for individual tracts or maps shall conform to the minimum City intersection spacing standards. All turn pocket lengths shall conform at least to the minimum City turn pocket length standards. If any of the proposed improvements are found to be infeasible, the implementing development project applicant would be required to provide alternative feasible improvements to achieve levels of service satisfactory to the City.	Compliance completed with preparation and submittal of the <i>Traffic Analysis</i> , revised July 12, 2022, and preparation of the IS/MND.					
The Project's traffic generation may conflict with a program plan, ordinance or policy addressing the circulation system.	<b>MM Trans 1:</b> Future implementing development projects shall construct on-site roadway improvements pursuant to the general alignments and right-of-way sections set forth in the PVCC Circulation Plan, except where said improvements have previously been constructed.	During construction	City acceptance of constructed roadways	City of Perris Public Works Department			
	<b>MM Trans 5:</b> Bike racks shall be installed in all parking lots in compliance with City of Perris standards.	In conjunction with development applications and prior to issuance of certificates of occupancy	Bike racks installed per City standards	City of Perris Public Works Department			
	<b>MM Trans 8:</b> Proposed mitigation measures resulting from project-level traffic studies shall be coordinated with the North Perris Road and Bridge Benefit District (NPRBBD) to ensure that they are in conformance with the ultimate improvements planned by the NPRBBD. The applicant shall be eligible to receive proportional credits against the NPRBBD for construction of project level mitigation that is included in NPRBBD.	Applicable fees related to the NPRBBD are documented in the <i>Traffic Analysis</i> , revised July 12, 2022.	Payment of fees	City of Perris Planning Division			
The Project could substantially increase hazards due to a geometric design feature or incompatible uses.	<b>MM Trans 2:</b> Sight distance at the project entrance roadway of each implementing development project shall be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading.	During review of final grading, landscape, and street improvement plans	Approved plans	City of Perris Development Services Department			
	<b>MM Trans 3:</b> Each implementing development project shall participate in the phased construction of off-site traffic signals through payment of that project's fair share of traffic signal mitigation fees and the cost of other off-site improvements through payment of fair share mitigation fees which include TUMF (Transportation Uniform Mitigation Fee), DIF (Development Impact Fee), and the NPRBBD (North Perris Road and Bridge Benefit District). The fees shall be	Prior to issuance of building permits	Payment of fees Plans showing signage to be installed for truck routes	City of Perris Development Services Department			



Impact/Threshold	Applicable PVCCSP Mitigation Measure or Additional Project Mitigation Measure	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	collected and utilized as needed by the City of Perris to construct the improvements necessary to maintain the required level of service and build or improve roads to their build-out level.						
	<b>Project Mitigation Measures</b>						
	No Project-specific mitigation is required.						
<b>Tribal Cultural Resources</b>							
	<b>PVCCSP Mitigation Measures</b>						
	PVCCSP mitigation measure MM Cultural 1, listed above under <i>Cultural Resources</i> , has been completed for the Project.						
	<b>Project Mitigation Measures</b>						
Implementation of the Project may result in a substantial adverse change in the significance of a tribal cultural resource.	Project-specific mitigation measures MM Cult 1 and MM Cult 2, listed above under <i>Cultural Resources</i> , are applicable to the Project.						