SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM FOR GREEN VALLEY SPECIFIC PLAN PHASE 2 PROJECT AREA

In accordance with the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq.), in 1990 the City of Perris (City) prepared and certified an Environmental Impact Report (EIR) (State Clearinghouse No. 1989032707) that identified significant impacts of the Green Valley Specific Plan (GVSP). The City also adopted mitigation measures that would reduce the identified impacts to a less-than-significant level, or that would eliminate these impacts altogether. When the City certified the GVSP EIR in 1990 it adopted a Mitigation Monitoring and Reporting Program (MMRP) that would apply to future implementation of the GVSP.

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." In 2017, an amendment to the GVSP was prepared and approved by the City for Phase 1A of the GVSP. The amendment analyzed revisions to design guidelines and development of two tract maps with 314 single-family residential units located in the southern portion of the GVSP. Shortly after the City approved the Addendum to the GVSP Final EIR for Phase 1A Project Area, it adopted a Supplemental MMRP. In 2020, the City approved an amendment to the GVSP allowing for 1,240 dwelling units (542 single-family and 698 multi-family units) as part of Tract Maps 37223, 37262, 37722, 37816, 37817, and 37818 within 348 acres in the southern portion of the GVSP (Phase 1B Project Area). The City similarly adopted a Supplemental MMRP when it approved the specific plan amendment for Phase 1B of the GVSP. Similar to Phases 1A and 1B, a Supplemental MMRP is required for the GVSP Phase 2 project area because the Addendum to the GVSP Final EIR for the Phase 2 Project Area identifies the need for updated mitigation measures that reflect current conditions, regulations, and technologies related to the project implementation, and mitigation measures have been identified to ensure that the impacts of the minor changes to the GVSP that are analyzed in the GVSP Phase 2 Addendum remain less than significant. Adoption of the Supplemental MMRP would occur along with approval of the Phase 2 project. The measures contained in the original 1990 MMRP will continue to apply to the Phase 2 project except as superseded or updated by the measures contained in this Supplemental MMRP.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements; however, modifications to a mitigation measure that could reduce its effectiveness in reducing impacts may not occur without CEQA compliance.

This MMRP has been prepared to assist the responsible parties in implementing the supplemental mitigation measures. The MMRP identifies the individual mitigation measures, monitoring responsibility, mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Addendum.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or

portions thereof to a licensed contractor or other designated agent. Section 21081.6 of the Public Resources Code, requires the lead agency to identify the "custodian of documents and other material" which constitutes the "record of proceedings" upon which the action on the project was based. The Perris City Manager, or designee, is the custodian of such documents for GVSP.

Inquiries should be directed to:

Kenneth Phung, Planning Manager
(951) 943-5003

The location of this information is:

City of Perris
101 N.D. Street
Perris, CA 92570

The City is responsible for overall administration of the MRRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure. The City may designate a project manager to oversee implementation of the MMRP. Duties of the project manager include the following:

- ensure routine inspections of the construction site are conducted by appropriate City staff; check plans, reports, and other documents required by the MMRP; and conduct report activities;
- serve as a liaison between the City and the contractor or project applicant regarding mitigation monitoring issues;
- complete forms and maintain reports and other records and documents generated for the MMRP; and
- coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

The responsible party for implementation of each item will identify the staff members responsible for coordinating with the City on the MMRP.

REPORTING

The City shall, or may require the developer to, prepare a monitoring report upon completion of the project describing the compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in the report. The report shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required. The report shall be presented to the City Council.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is organized according to the categories described below.

- Mitigation Measure – This section provides the verbatim text of the adopted mitigation measure.
- Monitoring Responsibility – This section identifies the party responsible for enforcing compliance with the requirements of the mitigation measure.
- Timing – This section identifies the time frame in which the mitigation will be implemented.
- Verification – This section is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

Air Quality

The following mitigation measures are required in addition to the measures set forth in the 1990 MMRP for the project to satisfy current SCAQMD guidance for mitigating new or modified projects analyzed under CEQA to the maximum extent feasible.

Mitigation Measure AQ-1: Use of Tier 4 Standards for All Heavy-Duty, Off-Road Construction Equipment with a Horsepower Rating Equal or Greater than 50

During grading activities, all heavy-duty off-road construction equipment, greater than or equal to 50 horsepower, shall be certified to meet or exceed the United States Environmental Protection Agency (USEPA) Tier 4 standards. Proof of compliance shall be reviewed by the City of Perris Planning Division prior to issuance of a grading permit. An exemption from these requirements may be granted by the City in the event that the applicant documents that (1) equipment with the required tier is not reasonably available (e.g., reasonability factors to be considered include those available within Riverside/San Diego County within the scheduled construction period), and (2) corresponding reductions in criteria pollutant emissions are achieved from other construction equipment.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of grading permits and during construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure AQ-2: Electrification of Diesel- or Gasoline-Powered Generators

Where feasible, electricity from power poles will be used instead of temporary diesel or gasoline powered generators. Feasibility, for purposes of this mitigation measure, shall be determined by the City of Perris Planning Division, in consultation with the construction team, prior to issuance of grading permits.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of grading permits and during construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure AQ-3: Maintain Equipment Conditions Consistent with Manufacturers' Specifications

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 Planning Division. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris Building Division.

Monitoring Responsibility – City of Perris

Timing – During construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure AQ-4: Minimize Vehicle and Truck Idling Time

All project construction contractors and their employees shall minimize vehicle and truck idling time during construction through the implementation of traffic control measures (e.g., including turn lanes during construction activities, scheduling of construction activities to minimize congestion, parking configuration to minimize traffic interference). Prior to issuance of grading permits, a traffic control plan detailing the traffic control measures shall be reviewed and approved by the City of Perris Planning Division.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of grading permits and during construction..

Verification – By: _____

Title: _____

Date: _____

Biological Resources

The following mitigation measures replace what was approved in the GVSP Final EIR (see Mitigation Measure 4.4.3 on pp. 4-28 and 4-29 of the GVSP Final EIR [in Appendix A of the Phase 2 Addendum] and pp. 5-9 through 5-11 of the GVSP MMRP [in Appendix C of the Phase 2 Addendum] and were revised to include the more specific requirements where applicable for the project.

Mitigation Measure BIO-1: Preconstruction Burrowing Owl Survey.

A qualified biologist will perform a pre-construction burrowing owl survey no more than 30 days prior to the initiation of ground disturbance, and no less than 14 days prior as directed by the Burrowing Owl Survey Instructions for Western Riverside County (RCA 2006). A minimum of one survey visit will be conducted to document/confirm presence or absence of owls within the project footprint. Subsequent surveys may be necessary for areas where disturbance is to be conducted more than 30 days from the initial pre-construction surveys.

If burrowing owls are detected prior to ground disturbance, the nests shall be avoided or the owls shall be actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.

If burrowing owls occupy the 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 Division and the California Department of Fish and Wildlife (CDFW). Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The implementing project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFW 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 Biological 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.

Monitoring Responsibility – City of Perris

Timing – No more than 30 days and no less than 14 days prior to initiation of construction and during construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure BIO-2: Implement Applicable Requirements of the MSHCP.

As the permittee under the MSHCP, the City of Perris shall ensure that the Phase 2 project participates in the MSHCP and implements all applicable requirements for survey, evaluation, and review required by the MSHCP. These requirements shall include those that apply to projects on the urban/wildlands interface (Section 6.1.4 in Western Riverside County 2003) to avoid indirect impacts on MSHCP Conservation Areas (e.g., restrictions on lighting, noise, invasive plants) that may be established within Criteria Cells 3467, 3565, and 3378, which are located directly adjacent to the west and north of the Phase 2 Project Area.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of grading permits and during construction.

Verification – By: _____

Title: _____

Date: _____

Cultural Resources

The following mitigation measures replace Mitigation Measure 4.5.3 of the GVSP Final EIR (see pp. 4-31 and 4-32 of the GVSP Final EIR [Appendix A of the Phase 2 Addendum] and p. 5-11 of the GVSP MMRP [Appendix C of the Phase 2 Addendum]) to account for current City practices:

Mitigation Measure ARCHAEO-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 within the GVSP Phase 2 Project Area 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 until the archaeologist has been approved by the City.

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 project proponent 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.

The project proponent/developer shall also enter into an agreement with either the Cahuilla Band of Indians, the Augustine Band of Cahuilla Mission Indians, the Rincon Band of Luiseño Indians, the Morongo Band of Mission Indians, or the Agua Caliente Band of Cahuilla 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.

The agreement between the proponent/developer and the Luiseño tribe shall include, but not be limited to:

- An agreement that artifacts will be reburied on-site and in an area of permanent protection;
- Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;
- 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
- 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.

The project proponent/developer 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.

In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the

relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.

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 archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaking in a manner that avoids destruction or other adverse impacts.

In the event human remains are discovered at the project site or within the off-site project improvement areas, Mitigation Measure CUL-1 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.

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.

A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the project.

Monitoring Responsibility – City of Perris

Timing – Prior to the issuance of grading permits and during grading activities.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure CUL-1

In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer 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).

If the coroner determines that the remains are of Native American origin, the coroner shall notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

If the human remains are determined to be other than Native American in origin, but still of archaeological value, the remains will be recovered for analysis and subject to curation or reburial at the expense of the project proponent. If deemed appropriate, the remains will be recovered by the coroner and handled through the Coroner's Office.

Monitoring Responsibility – City of Perris

Timing – During grading or earthmoving activities.

Verification – By: _____

Title: _____

Date: _____

Geology and Soils

In addition to the mitigation measures identified in the GVSP Final EIR (see pp. 4-8 and 4-9 of the GVSP Final EIR [Appendix A of the Phase 2 Addendum] and pp. 5- 5 through 5-7 of the GVSP MMRP [Appendix C of the Phase 2 Addendum]), the following mitigation measures are also required:

Mitigation Measure GEO-1:

Mitigation Measure 4.2.3.1 notes that "additional geotechnical studies and field work will be performed during project design to further evaluate near surface conditions" and that "continuous observation and testing under direction of a qualified geotechnical engineer and/or engineering geologist shall be accomplished to verify compliance with the report recommendations and to confirm that the geotechnical conditions found are consistent with the report findings".

The geologic/geotechnical assessment (Petra 2020) and accompanying addendum letter (Petra 2022) contains additional recommendations related to site development. Compliance with these recommendations is considered necessary as part of the implementation process for Mitigation Measures 4.2.3.1, 4.2.3.2, and 4.2.3.3. Therefore, the applicant shall adhere to all recommendations contained in the Petra Geologic/Geotechnical EIR-Level Assessment (2020) and accompanying addendum letter (Petra 2022) by Petra Geosciences dated August 27, 2020 and May 6, 2022, respectively (included as Appendices H-1 and H-2 of this Addendum), as specified below.

a) The proposed structures within the site shall be designed and constructed to resist the effects of seismic ground motions as provided in the applicable portions of Section 1613 of the 2019 California Building Code (CBC). In addition, the proposed school shall also be designed and constructed in accordance with the CBC, as well as Division of the State Architect (DSA) and California Department of Education (CDE) requirements and standards.

b) The potential detrimental effects of liquefaction-induced differential settlement shall be reduced to a less than significant level for engineering purposes through the use of properly designed and constructed, foundation systems for proposed 1- to 2-story structures. This measure addresses the detrimental effects of potential bearing failure with recommendations for proper remedial grading combined with the use of a properly designed post-tensioned or strengthened conventional concrete foundation systems. Specific recommendations for site grading and building foundation design should be provided in the comprehensive design-phase geotechnical report.

c) The project shall implement proper storm water Best Management Practices (BMP's) prior to commencement of earthwork operations within the site, as well as diligent maintenance of erosion control devices throughout the early phases of construction until such time as the permanent storm water conveyance system has been constructed and activated. During the post-construction and occupancy period, the less-than-significant impact of soil erosion would be maintained through proper maintenance of irrigation systems and permanent storm water conveyance devices. If, after completion of grading, it is determined that near-surface soils within building pad areas exhibit an elevated expansion potential, it is expected that the detrimental impact of expansive soils can be mitigated to a less-than-significant level through proper design of building foundations, floor slabs and exterior improvements that takes into account the potential uplift forces that can develop in expansive soils.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of grading permits and during design phase, as specified in the Geologic/Geotechnical Assessment and accompanying addendum letter (Appendices H-1 and H-2, respectively, of the GVSP Phase 2 Addendum).

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure PALEO-1

Prior to the issuance of grading permits, the project applicant shall submit a Paleontological Resource Mitigation Monitoring Program (PRMMP) to the City of Perris for review and approval. The PRMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) to be on-site for any project-related on-site and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City.

Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium, which might be present below the surface. 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 (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, would signify completion of the program to mitigate impacts to paleontological resources.

Monitoring Responsibility – City of Perris

Timing – Prior to the issuance of grading permits and during grading activities.

Verification – By: _____

Title: _____

Date: _____

Greenhouse Gas Emissions

The GVSP Final EIR did not include any mitigation measures for the direct purpose of reducing GHG emissions. The following mitigation measures shall be implemented:

Mitigation Measure GHG-1

Construction:

- Prior to the start of any construction activities, the project developer(s) shall require its construction contractors to use renewable diesel (RD) fuel for all diesel-powered construction equipment. Any RD product that is considered for use by the construction contractors shall comply with California's Low Carbon Fuel Standards and be certified by the CARB Executive Officer. RD fuel must also meet the following criteria:
  - be hydrogenation-derived (reaction with hydrogen at high temperatures) from 100 percent biomass material (i.e., nonpetroleum sources), such as animal fats and vegetables,
  - contain no fatty acids or functionalized fatty acid esters, and
  - have a chemical structure that is identical to petroleum-based diesel which ensures RD will be compatible with all existing diesel engines; it must comply with American Society for Testing and Materials (ASTM) D975 requirements for diesel fuels.

Transportation:

- All single- and multi-family homes shall include electric vehicle supply equipment (EVSE) to meet the Tier 2 requirements of the most recent CalGreen Code effective at the time of construction. EVSE spaces include a Level 2 208/240-Volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. This connection should be separate from the connection provided to power an electric clothes dryer.
- Implement pedestrian network features designed to minimize barriers to pedestrian access and improve interconnectivity between various land uses and amenities. Design features may include, but are not limited to the following:
  - Designated pedestrian routes that interconnect site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities. Routes shall have minimal conflict with parking and automobile circulation facilities, where appropriate.
  - Internal project streets that have sidewalks a minimum of five feet wide. Sidewalks shall feature vertical curbs or planting strips separating sidewalks from parking or travel lane, where appropriate.
- All new loading docks shall be equipped to provide electric power from the grid, including connections for Transportation Refrigeration Units. Signage shall be posted adjacent to loading docks prohibiting engine idling for more than five minutes.
- Dedicate preferential parking spaces to vehicles with more than one occupant and Zero Emission Vehicles (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or five percent of the total parking spaces on the project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of a structure or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans.
- Businesses shall include amenities for employees who commute by bicycle including a shower and changing room, as well as a secure bicycle parking area. The bicycle parking area shall be under a roof and in a locked area that is only accessible by employees. Bicycle parking facilities should be designed in a manner which provides adequate space for all bicycle types, including e-bikes, tandems, recumbent bikes, and cargo bikes, as well as bike trailers.

Energy:

- Electrical outlets shall be provided on the exterior of project buildings to allow sufficient powering of electric landscaping equipment.
- Electrify or use alternative fuels for as many appliances as feasible, such as those traditionally using natural gas (e.g., space heating, cooking, water heating). Increase the rating of on-site solar panels to match any additional demand on electricity from the conversion of appliances to electric. Encourage tenants to use electric or alternatively-powered appliances over natural gas- or propane-powered appliances through building design and incentives. Design buildings to allow for the use of electric appliances over natural-gas or propane-powered ones. Other incentives can include the reduction of utility fees to tenants through electrification of appliances due to on-site availability of solar generated electricity. Electric alternatives to appliances include electric heat-pump or on-demand water heaters, solar water heaters, induction cooktops.
- Use cool pavements on all paved surface areas, to the extent feasible, to lower air temperatures outside buildings and reduce cooling energy demands on on-site buildings.
- For buildings or portions of buildings without rooftop solar, design new building rooftops to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2022 California Green Building Energy Codes (CALGreen), Sections A4.106.5 and A5.106.11.2, or the most recent version of CALGreen effective at the time of construction.

Water Conservation:

- Reduce indoor potable water demand in accordance with the requirements set forth in Tier 2 of the most recent California Green Building Energy Codes (CALGreen), at the time of construction.
- Provide water-efficient landscape irrigation design that reduces the use of potable water beyond the initial requirements for plant installation and establishment. Reduce the use of potable water to a quantity that does not exceed 55 percent of the reference evapotranspiration (ET) times the landscape area. A calculation demonstrating the applicable potable water use reduction required by this measure shall be provided to the City of Perris.
- Design water-efficient landscapes that include plants with relatively low watering needs; minimize areas of water-intensive turf; and install smart irrigation systems to avoid excessive water use.
- Install a "Smart" irrigation control systems that uses weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate changes, such as changes in temperature or precipitation levels. Appropriate systems that could be installed to comply with this measure include Calsense, ET Water, and EPA-certified WaterSense Irrigation Partners.

Waste Diversion/Recycling:

- The project shall comply with the following performance measure related to reducing solid waste disposal:
  - Achieve a 20 percent reduction in the generation of solid waste, relative to baseline waste disposal rates. This performance standard may be achieved through a combination of actions. Strategies to reduce landfill waste include increasing recycling, reuse, and composting. The project can achieve this reduction by providing a recycling collection service and providing separate recycling and waste containers to future residents. The project may also include provisions to divert all green waste from the park and landscape lots and recycle it as mulch.

It should be noted that this list of measures is not intended to be all-inclusive. If it can be demonstrated that other measures or technologies achieve an equivalent reduction, these may be implemented with City authorization.

Monitoring Responsibility – City of Perris

Timing – Prior to construction and during design phase.

Verification – By: _____

Title: _____

Date: _____

Hydrology and Water Quality

In addition to Mitigation Measure 4.3.3 of the 1990 GVSP EIR (see pp. 4-18 and 4-19 of the GVSP Final EIR [in Appendix A of the GVSP Phase 2 Addendum] and pp. 5- 8 and 5-9 of the GVSP MMRP [in Appendix C of the GVSP Phase 2 Addendum]), the following mitigation measure shall be implemented:

Mitigation Measure HYDRO-1: Complete Final Drainage Plan and Provide Adequate Onsite Storm Drainage Facilities. With submittal of Improvement Plans to the City for each construction phase of the GVSP Phase 2 Project Area, the applicant shall prepare and submit a Final Drainage Analysis for the project site that conforms to the City's Storm Water Management Plan (SWMP).

The Final Drainage Analysis shall identify project drainage facilities and design features that ensure runoff from the project site will not exceed pre-development levels. The identified drainage facilities and design features shall be included in the Improvement Plans for each construction phase of the project site. At a minimum, the necessary drainage facilities and design features constructed with each phase of development shall be sufficient to mitigate post-development runoff to pre-development levels for each phase. Drainage facilities and design features for later phases of the project may be constructed with earlier phases of the project.

The Final Drainage Analysis for each phase shall include evaluation of the final design for the 85th percentile storm (water quality storm), the tenth percentile storm (10-year storm) and the one percentile storm (100-year) storm. The Final Drainage Analysis for each phase shall include a discussion of that phase set in the context of the overall project, considering prior and future phase drainage facilities and design features.

A provision for maintenance and management of the drainage facilities and design features shall be included in the Codes, Covenants and Restrictions for the project. A separate Maintenance Program shall be developed in accordance with the City's SWMP to guide the long-term maintenance and management of the systems by the City's Landscape Management District. The Maintenance Program shall be submitted to the City for review and approval prior to recordation of the first final map.

To meet state water quality standards, the project's approved Water Quality Management Plan (WQMP) shall incorporate on-lot, Low Impact Development (LID) depressions to minimize runoff from the project site. In a storm event, all street runoff will go to off-lot basins, which would discharge flow directly into Line A (i.e., the existing main drainage channel) which flows into the San Jacinto River. Prior to construction of the project, the Applicant shall lower Line A to ensure adequate capacity and positive flow to San Jacinto River. For all nuisance water created from individual homeowners, the on-lot LID depressions (i.e., natural drainage systems designed with no concrete) will allow for the water to infiltrate directly into the soil and minimize the potential for standing water, which could attract mosquitoes. Riverside County Health, which actively contracts with Riverside County Flood Control, address vector issues associated within flood control facilities in its jurisdiction, which includes Line A and the San Jacinto River.

Monitoring Responsibility – City of Perris

Timing – Prior to approval of Improvement Plans by the City for each construction phase of the project site.

Verification – By: _____

Title: _____

Date: _____

Noise

In addition to mitigation measure 4.10.3.1, 4.10.3.2, and 4.20.3.3 of the GVSP Final EIR (see pp. 4-109 through 4-112 of the GVSP Final EIR [Appendix A of the Phase 2 Addendum] and pp. 5- 19 through 5-22 of the GVSP MMRP [Appendix C of the Phase 2 Addendum]), the following mitigation measures shall be implemented:

Mitigation Measure NOISE-1

Railroad Noise and Vibration at Proposed Onsite Sensitive Receptors

As required by General Plan Policy III.A.2., any new development involving noise sensitive land uses within 500 feet of the railroad shall prepare an acoustical and vibration study to determine if exterior noise levels would exceed 60 dB CNEL. Therefore, any future development within the Phase 2 Project Area within 500 feet of the railroad would be required to prepare an acoustical and vibration study. If it is determined that a potential noise or vibration impact resulting from proximity to the railroad would occur, the project applicant shall implement one or both of the following measures to reduce the effect of noise and/or vibration levels generated by trains operating along the railroad:

- Buildings shall be designed such that noise generated by activity along the nearby railroad at any existing noise sensitive receptor shall not exceed the exterior noise standard of 60 dB CNEL. Prior to building permits being issued, a specialized noise study shall be completed to evaluate the specific design and ensure compliance with City of Perris noise standards. Reduction of railroad noise can be achieved by locating noise sensitive land uses as far away as possible from railroads, constructing noise barriers between railroads and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the acoustical and vibration study; and/or
- Buildings shall be located such that vibration generated by activity along the nearby railroad at any existing sensitive receptor shall not exceed FTA's maximum-acceptable-vibration standard with respect to human response of 80 VdB. Prior to occupancy permits being issued, a specialized vibration study shall be completed to evaluate and ensure compliance with FTA's maximum-acceptable-vibration standard with respect to human response. Reduction of railroad vibration can be achieved by locating sensitive land uses as far away as possible from railroads. Therefore, if a potential vibration impact is identified, minimum setback requirements for new sensitive receptors to prevent negative human response shall be established based on the existing railroad activity and the maximum allowable vibration level identified above.

Monitoring Responsibility – City of Perris

Timing – Prior to issuance of building permits and during design phase.

Verification – By: _____

Title: _____

Date: _____

Transportation

The following portions of Mitigation Measure 4.8.3 of the GVSP Final EIR analysis would continue to be applicable if the proposed Phase 2 project is approved:

- **Mitigation Measure 4.8.3 (paragraph 3):** The applicant shall provide bus pull-out areas and shelters within the Specific Plan. The location and number of bus pull-outs shall be subject to approval of the City of Perris, RTA, and school districts and shall be at locations where it can be seen with assurance that the bus stop location will remain, prior to approval of any subdivision within each phase (see page 4-89 of the GVSP Final EIR [Appendix A] and page 5-14 of the GVSP MMRP [Appendix C])
- **Mitigation Measure 4.8.3 – Areawide Measures (see page 4-92 of the GVSP Final EIR [Appendix A] and pages 5-17 of the GVSP MMRP [Appendix C])**: The City of Perris will support and participate in the demand management strategies contained within SCAG's Regional Mobility Plan and Air Quality Management Plan. The proposed project will incorporate the following transportation demand management strategies:
  - Bike racks and bike lockers should be provided in commercial and industrial areas as determined during development plan review

In addition to Mitigation Measure 4.8.3 of the 1990 GVSP Final EIR as described above, the following mitigation measure shall be implemented:

Mitigation Measure TRANS-1

The project applicant shall fully fund and implement the following on-site improvements:

Project On-site Safety Improvements:

- Sight distance at the project entrance roadway shall be reviewed and approved by City staff at the time final grading, landscape, and street improvement plans are submitted to the City.
- Signing/striping of all planned roadways shall be implemented in conjunction with detailed construction plans for the project site.

Project On-site Bike and Pedestrian Improvements:

- As part of the construction of full width improvements along Murrieta Road, the project applicant shall construct Class II bike lanes, according to City Standards, along both sides of the portion of the road abutting the project site.
- As part of the construction of partial width improvements on the northerly side of Ethanac Road, the project applicant shall construct Class II bike lanes, according to City Standards, along the portion of the road abutting the project site.
- As part of the construction of roadway improvements along Goetz Road, the project applicant shall construct Class II bike lanes, according to City Standards, along both sides of the portion of the road abutting the project site.

Project On-site Construction:

- A traffic control and management plan shall be prepared, and address all means to minimize temporary impacts from roadway and travel lane disruptions. The traffic control and management plan shall be submitted to and approved by the City of Perris prior to construction to minimize project impacts on local streets, highways, freeways, or other forms of transportation (Class I and Class II bicycle routes). The traffic control and management plan shall at a minimum contain the following:
  - describe the proposed work zone;
  - delineate construction areas in a manner that protects vehicles, bicyclists, and pedestrians;
  - describe applicable detours and lane closures;
  - describe appropriate tapers and lengths, signs, and spacing;

- identify appropriate channelization devices and spacing;
- identify work hours and workdays;
- identify proposed speed limit changes if applicable;
- describe the signalized and nonsignalized intersections that would be affected by the work;
- describe the trucks that would be used during construction, including the number and size of the trucks used per day, their expected arrival and departure times, their general weight and size, and circulation patterns;
- identify all staging areas;
- require that access to all nearby parcels be maintained;
- provide a description and/or documentation of the pavement conditions along the roadways used to access the site before the commencement of construction and at the conclusion of construction;
- coordinate with the City to determine how any potential pavement damage directly resulting from construction of the project would be mitigated;
- require that access to all surrounding parcels and properties be maintained at all times;
- require that adequate emergency vehicle access to all surrounding parcels and properties be maintained at all times; and
- where the project work area encroaches on a public ROW and reduces the existing pedestrian path of travel to less than 48 inches wide, alternate pedestrian routing shall be provided during construction activities.

Monitoring Responsibility – City of Perris

Timing – Prior to initiation of construction and during design phase unless otherwise specified.

Verification – By: _____

Title: _____

Date: _____