

CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measure	Implementation Schedule	Verification				
<p>Aesthetics</p> <p>AES-1 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Perris shall be implemented to eliminate glare impacts.</p>	<p>The glare analysis shall be prepared prior to completion of Final Design. The measures required to eliminate glare impacts shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the glare analysis and construction contract including this aesthetics measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the aesthetics measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification				
<p>Aesthetics</p> <p>AES-2 Prior to issuance of grading permits, the project developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.</p>	<p>The night lighting analysis shall be prepared prior to completion of Final Design. The measures required to eliminate night lighting impacts shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the night lighting analysis and construction contract including this aesthetics measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the aesthetics measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Perris Development Services Department	

CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measure	Implementation Schedule	Verification	
<p>Air Quality</p> <p>AIR-1 <u>Fugitive Dust Control</u>. The following measures shall be incorporated into project plans and specifications for implementation:</p> <ul style="list-style-type: none"> • Apply soil stabilizers to inactive areas. • Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph. • Stabilize previously disturbed areas if subsequent construction is delayed. • Apply water to disturbed surfaces and haul roads 3 times/day. • Replace ground cover in disturbed areas quickly. • Reduce speeds on unpaved roads to less than 15 mph. • Trenches shall be left exposed for as short a time as possible. • Identify proper compaction for backfilled soils in construction specifications. • <p>This measure shall be implemented during construction, and shall be included in the construction contract as a contract specification.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification	
<p>Air Quality</p> <p>AIR-2 <u>Exhaust Emissions Control</u>. The following measures shall be incorporated into project plans and specifications for implementation:</p> <ul style="list-style-type: none"> • Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule. • Contactors shall utilize Tier 4 or better heavy equipment. • Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule	Verification
<p>Biological Resources</p> <p>BIO-1 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 at 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 shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit. In addition, if burrowing owls are observed during the MBTA nesting bird survey (mitigation measure BIO-3), to be conducted within three days of ground disturbance or vegetation clearance the observation shall be reported to the CDFW and the USFWS. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification 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 Division, 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 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 CDFW prior to the start of project activities. When the biologist determines that</p>	<p>This measure shall be implemented at least 30 days prior to ground disturbing activities associated with construction. The notification to CDFW shall occur within 3 days of detection. Protective measures in the Burrowing Owl Plan shall be implemented prior to and/or during construction, as indicated in the Plan.</p>	<p>A copy of the preconstruction survey shall be documented and retained in the project file. A notation stating whether the burrowing owl is present or absent from the site shall be included in the file. If a burrowing owl plan must be prepared, the plan shall be retained in the project file. Correspondence with CDFW shall be provided to the City and retained in the project file.</p>

CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measure	Implementation Schedule	Verification	
burrowing owls are no longer occupying the project site per the criteria in the Burrowing Owl Plan, project activities may begin.			
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification				
Biological Resources BIO-2 If burrowing owl are discovered to occupy the project site after project activities have started, then construction activities shall be halted immediately. The project proponent shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed in mitigation measure BIO-1, shall be implemented.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. Protective measures in the Burrowing Owl Plan shall be implemented prior to and/or during construction, as indicated in the Plan.	A copy of the construction contract shall be documented and retained in the project file. A notation stating whether the burrowing owl is present or absent from the site shall be included in the file. If a burrowing owl plan must be prepared, the plan shall be retained in the project file. Correspondence with CDFW shall be provided to the City and retained in the project file.				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification				
Biological Resources BIO-3 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. 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.	Construction shall occur outside of the nesting season or a copy of the field survey documenting no nesting birds shall be completed prior to initiating construction within the nesting season.	City personnel shall document the dates of construction. If construction is proposed to occur within the nesting season, a copy of the field survey documenting the absence of nesting birds shall be retained in the project file.				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Perris Development Services Department	

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
<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 onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall 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 of Perris Planning Division for mitigation monitoring compliance record keeping.</p>			
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification
<p>Cultural Resources CUL-1 Prior to the issuance of grading permits, the project proponent 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 project site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-</p>	<p>The archaeologist shall be retained prior to construction. Ground monitoring shall be included in the construction contract and shall be implemented during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>A copy of the construction contract shall be retained in the project file, as shall the contract with the archeologist. The City and the Luiseño shall be notified within 24-hours of accidental exposure of any cultural resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the final report shall be retained in the project file.</p>

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule	Verification
<p>disturbing activities shall occur at the project site or within the off-site project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code § 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 shall commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Soboba Band of Luiseño Indians, and the Pechanga Band of Luiseño Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians shall be retained to assist the project archaeologist in the significance determination of the Native American as deemed possible. The designated tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the tribe. If the find is determined to be of sacred or religious value, the tribal representative</p>		

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule	Verification
<p>will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the project site or within the off-site project improvement areas, mitigation measure CUL-2 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation</p>		

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
<p>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 tribe(s) involved with the project.</p>			
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule	Verification
<p>Cultural Resources</p> <p>CUL-2 In the event that human remains (or remains that may be human) are discovered at the project site or within the off-site project improvement areas during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and mediation with the NAHC will make the applicable determination (see Public Resources Code §§ 5097.98(e) and 5097.94(k)).</p>	<p>This measure shall be implemented during construction if human remains or funerary objects are exposed during construction</p>	<p>The City and the Luiseño shall be notified within 24-hours of accidental exposure of any human remains. The City shall retain all records of the discovery and management actions taken in regard to human remains or funerary objects in the project file.</p>

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
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).			
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule		Verification
Geology and Soils GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.		A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

Mitigation Measure	Implementation Schedule		Verification
Geology and Soils GEO-2 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Prairie View Project is being constructed.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.		A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
<p>Geology and Soils</p> <p>GEO-3 Prior to the issuance of grading permits, the project proponent shall submit to and receive approval from the City of Perris Planning Division, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during onsite and offsite subsurface excavation that exceeds three (3) feet in depth below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the project site or within offsite project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium, which might be present below the surface. The paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources</p>	<p>Any response to exposed paleontological resources shall occur during construction. Any reports, including the PRIMMP, documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>		<p>The City shall be notified within 24-hours of accidental exposure of any paleontological resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the PRIMMP and final report shall be retained in the project file.</p>
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Perris Development Services Department	

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
<p>Hazards and Hazardous Materials</p> <p>HAZ-1 Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.</p>	<p>These measures shall be identified in the project construction contract as part of the and implemented during construction.</p>		<p>A copy of the construction contract including this hazards and hazardous materials measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel, that verify the BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Initial Study	City of Perris Development Services Department	

**CITY OF PERRIS
PRAIRIE VIEW MULTI-FAMILY RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule	Verification				
<p><i>Hazards and Hazardous Materials</i></p> <p>HAZ-2 Prior to the issuance of grading permits, a soil sampling program with a minimum of one sample location per 2 acres of land shall be conducted by the developer. If the contaminant concentrations above the DTSC hazard levels occur on the project site, the exact dimensions, including volume, of soil containing this contamination shall be documented. A report verifying that the contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City of Perris Planning Division by the developer. If there is insufficient soil for blending at the site, the contaminated soil shall be collected and disposed of at a properly licensed facility. Records documenting proper management of the contaminated soil shall be provided to the City of Perris Planning Division by the developer.</p>	<p>The soil sampling program shall be implemented prior to construction. The report shall be prepared prior to the issuance of grading permits. Soil management will be incorporated into the construction contract and shall be implemented during construction</p>	<p>A copy of the soil sampling program and report shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the remediation, if required, has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Perris Development Services Department	