

**Redlands Avenue West Industrial Project
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ERRATA**

Development Plan Review No. DPR 20-00020

Prepared for



City of Perris

Development Services Department • Planning Division

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1. INTRODUCTION

An Initial Study/Mitigated Negative Declaration (IS/MND), dated September 2022, was prepared for the proposed Redlands Avenue West Industrial Project (Proposed Project) and made available for public comment for a 30-day public review period from November 4, 2022 through December 5, 2022. The Draft IS/MND was also made available directly to State agencies through the State Clearinghouse, Office of Planning and Research.

Six letters providing comments on the IS/MND were received by the City of Perris (City) by the time that the public review ended. Although the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (14 CCR 15000 et seq.) do not explicitly require a lead agency to provide written responses to comments, the City prepared "Response to Comments/Revisions" dated December 2022 (under separate cover) to consider and address all comments received during the public review period in accordance with State CEQA Guidelines Section 15074(b).

At the January 18, 2023 Planning Commission meeting, the Commission voted 3-1 to recommend approval of the Proposed Project, including adoption of the Draft IS/MND, to the City Council, with comments provided by the Commission and members of the public related to project setbacks, building design, traffic, and landscaping.

Following the Planning Commission hearing, the Applicant updated the project design to incorporate feedback received during the meeting to further enhance compatibility of the Proposed Project with surrounding land uses. Notable updates to the project design include, but are not limited to, the following:

- Reducing the size of the warehouse from 334,040 square feet (SF) to 301,101 SF, decreasing floor area ratio (FAR) of the project from 0.40 to 0.36.
- Reconfiguring site plan to increase building and truck door setbacks from the west property line.
- Locating all truck doors on the rear (west) elevation of the building.
- Reducing the number of truck door positions from 68 to 38 and the number of grade level door positions from two (2) to one (1).
- Reducing the number of trailer parking stalls from 184 to 164 and increasing the number of auto parking stalls from 109 to 120.
- Reconfiguring the site circulation pattern to locate truck circulation towards the interior of the property rather than against the rear (west) property line.
- Increasing the total landscape area from 118,146 SF to 148,396 SF (from 14.18% to 17.03% of the net lot area) and updating the landscape planting palette for consistency with surrounding developments.

Modifications to the project design have resulted in an overall reduction in the size of the Proposed Project as compared to the scope of the project as described in the IS/MND. A reasonable assumption may be made that a project that is substantially similar to, but reduced in size, from the original project description is adequately covered by the CEQA analysis of the published IS/MND. However, the Applicant has chosen to revise the IS/MND to update the project description, update associated technical studies to reflect the new project design, and clarify/amplify the findings of fact that support the determination that the Proposed Project would not have a significant effect on the environment with mitigation measures incorporated as recommended in the IS/MND.

2. PREPARATION OF THE ERRATA IS/MND

An Errata IS/MND has been prepared to under a separate cover to document the revisions to the project design and updates to the affected environmental analysis in a comprehensive format. New text additions are indicated with a double underline format and deletions are indicated with a ~~strike through~~ format.

A detailed list of errata is included as **Attachment A** of this memorandum. Below is a summary of notable revisions to the document:

- The following appendices have been updated to reflect the updated project design and to incorporate the latest 2022 CalEEMod modeling data:
 - **Appendix A** – Appendix A – *Redlands Avenue West Industrial Project Air Quality, Global Climate Change, HRA and Energy Impact Analysis*, Ganddini Group, August 26, 2021, revised July 24, 2023
 - **Appendix F** – *Preliminary Project Specific Water Quality Management Plan, Redlands West Industrial*, Albert A Webb Associates, January 2022, revised July 2023
 - **Appendix G** – *Redlands West Industrial Project DPR 20-00020 Preliminary Drainage Study*, Albert A. Webb Associates, May 2021, revised July 2023
 - **Appendix H** – *Redlands Avenue West Industrial Project Noise Impact Analysis*, Ganddini Group, August 27, 2021, revised July 25, 2023
- **Appendix L** – *Redlands West Industrial Project Trip Generation Comparison*, Ganddini Group, April 7, 2023 has been added to clarify impacts on project trip generation
- **Figures 5, 6, 7, and 8** have been updated to reflect the updated project design, **Figures 12, 13, and 14** have been updated for consistency with Appendix H, Noise Impact Analysis, and **Figure 15** has been updated to reflect the revised Redlands Avenue striping plan.
- **Tables 5, 6, 7, 8, 9, 10, 12, 13, 14, and 15** have been updated to reflect the reduced project scope and latest 2022 CalEEMod model data for air quality and noise analysis.

- Two mitigation measures have been removed:
 - Project mitigation measure **MM NOISE-8** has been removed as it is a duplicate requirement of PVCCSP EIR mitigation measure MM Noise 4, which is already incorporated into the Mitigation Monitoring and Reporting Program (MMRP).
 - Project mitigation measure **MM NOISE-9** has been removed, as the updated site design no longer requires circulation of trucks along the west property line, which has eliminated potential for project operations to exceed the nighttime noise standard of 60 dBA Lmax as set forth in City Ordinances 7.34.040 or 7.34.050.
- Two mitigation measures have been updated:
 - **MM Bio 1** and **MM Bio 2** have been updated to **MM BR 1** and **MM BR 2** to reflect new standard mitigation language adopted by the City in response to recent feedback from the California Department of Fish and Wildlife (CDFW) regarding the specific language of these mitigation measures for projects within the PVCCSP.
- All errata from the “Response to Comments/Revisions” dated December 2022 have been incorporated into Section 5.3, Air Quality.
- Minor typos and scrivener’s errors that do not affect the meaning of the text have been clarified throughout the document.

None of the corrections/clarifications/revisions identified in this section constitute “significant new information” pursuant to State CEQA Guidelines Section 15088.5. The revisions identified in this section clarify/amplify and make insignificant modifications to the IS/MND to reflect the updated project design, which is reduced in size from the project scope as analyzed in the Draft IS/MND dated September 2022. The revisions do not involve changes in the environmental setting, present significant new information, alter any findings of project impacts, or result in the addition of any new or expanded mitigation measures to offset project environmental impacts.

3. COMPLIANCE WITH CEQA REVIEW PROCESS

Pursuant to State CEQA Guidelines Section 15073.5 – Recirculation of a Negative Declaration Prior to Adoption...

- (a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.
- (b) A “substantial revision” of the negative declaration shall mean:
 - (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.
- (c) Recirculation is not required under the following circumstances:
- (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
 - (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
 - (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
 - (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Responses to the comments during the public review period and revisions to the IS/MND contained herein to reflect the updated project design do not meet any of the circumstances in Section 15073.5(b); therefore, recirculation of the Errata IS/MND would not be required.

ATTACHMENT A – SUMMARY OF ERRATA REVISIONS TO DRAFT IS/MND

The following provides a summary of revisions, corrections, and additions to the Draft IS/MND organized by section and page number within the document.

1 Introduction

Page 1 – Project details such as the building square footage, number of dock doors, and number of parking stalls have been revised to reflect the updated site plan.

2 Initial Study and Environmental Evaluation

Pages 5, 6 – Project details such as the building square footage, number of dock doors, and number of parking stalls have been revised to reflect the updated site plan.

3 Project Description

Pages 10, 11 – Project details such as the building square footage, number of dock doors, and number of parking stalls have been revised to reflect the updated site plan.

Page 12 – Citation has been updated to reflect the revised WQMP.

Page 13 – The anticipated construction schedule and export amount have been updated.

Page 14 – Project details have been revised to reflect the updated site plan.

Page 15 – Project details have been revised to reflect the updated site plan.

Pages 21 to 24 – Figures 5, 6, 7, and 8 have been updated to reflect the updated project plans.

5 Environmental Impacts

5.3 Air Quality

Page 42 – Citations have been updated to reflect the updated Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis and the updated 2022 Air Quality Management Plan, and to remove information that is no longer applicable.

Page 43 – Citation has been updated to reflect the updated 2022 Air Quality Management Plan.

Page 44 – Citation has been updated to reflect the updated Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis.

Page 48 – Table 5 has been updated with CalEEMod Version 2022.1.1.14 data.

Page 49 – Table 6 has been updated with CalEEMod Version 2022.1.1.14 data.

Page 51 – Table 7 has been updated with CalEEMod Version 2022.1.1.14 data.

Page 52 – Table 8 has been updated with CalEEMod Version 2022.1.1.14 data.

Page 53 – Trip generation numbers have been updated to reflect the reduced building size.

Page 54 – Trip generation numbers have been updated to reflect the reduced building size.

Page 55 - In response to Comment E-4 of the “Response to Comments” document, text updates have been made to include language related to the SCAQMD permitting process.

5.4 Biological Resources

Page 62 – Reference has been included related to update to MM Bio 1 to MM BR 1 in compliance with new City adopted mitigation language.

Page 64 to 68 – MM Bio 1 and MM Bio 2 have been updated to MM BR 1 and MM BR 2 to reflect new City standard language for these mitigation measures.

5.6 Energy

Page 79 – Citation has been updated to CalEEMod Version 2022.1.1.14.

Page 80 – Construction energy numbers have been updated to reflect the revised grading plan.

Page 81 – Operations energy numbers have been updated to reflect the updated trip generation numbers and natural gas consumption.

Page 82 – Updated to reflect five bicycle parking facilities.

Page 87 – Updated to cite the 2022 California Building Code.

5.8 Greenhouse Gas Emissions

Page 92 – Citations have been revised to reflect the updated Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis and the 2022 Air Quality Management Plan.

Page 95 – Project details such as the building square footage, number of dock doors, and number of parking stalls have been revised to reflect the updated site plan.

Page 96 – Table 9 has been revised with updated greenhouse gas emissions data.

Page 98 – Citations have been revised to reflect updated noise impact analysis.

Pages 104, 105 – Project details have been revised to reflect the updated site plan and anticipated employee count.

5.10 Hydrology and Water Quality

Page 110 – Citations have been revised to reflect the updated WQMP and the updated Drainage Study.

Page 114, 115 – Operations impacts have been updated to reflect the revised site plan and to add information regarding stormwater capture and treatment. An error regarding the use of landscaped swales has been removed.

5.11 Land Use Planning

Page 126 – Table 10 has been updated to reflect the revised site plan details such as the building square footage and anticipated number of employees per acre.

Page 130 – Table 10 has been updated to reflect project compliance with the Good Neighbor Guidelines.

5.13 Noise

Page 136 – Citation has been revised to reflect the updated Noise Impact Analysis and to remove the reference to a larger building.

Page 139 – Table 12 has been updated to correct the distance from one of the residential measurement locations and to update the status of non-conforming residential properties.

Page 142 – Updated to correct the distance from one of the residential measurement locations and to update the status of non-conforming residential properties.

Pages 143 – 154 – Table 13 has been updated with revised construction noise information; Table 14 (Project Operational Noise Levels (dBA, CNEL)) and Table 15 (Project Operational Noise Levels (dBA, Lmax)) have been removed and replaced with Table 14 (Change in Existing Noise Levels Due to Project Generated Vehicle Traffic (dBA, CNEL); Figure 12 (Noise Measurement Locations), Figure 13 (Project Operational Noise Levels (dBA, CNEL)), and Figure 14 (Project Operational Noise Levels (dBA, Lmax) have been updated for consistency with Appendix H, Noise Impact Analysis.

Pages 149, 150 – Building size has been revised to reflect updated site plan; Project mitigation measure MM NOISE-8 removed since it is duplicative of PVCCSP EIR mitigation measure MM Noise 4; Project mitigation measure MM NOISE-9 has been removed as it is no longer applicable.

5.17 Transportation

Page 163 – Citation for Appendix L (Trip Generation Comparison) has been added; building size has been revised to reflect updated site plan.

Page 165 – Project details have been revised to reflect the updated site plan.

Page 169 – Roadway operations have been updated to reflect revised trip generation numbers.

Page 171-172 – Project access and roadway improvements have been updated to reflect the revised site plan.

5.21 Mandatory Findings

Page 188 – MM Bio 1 and MM Bio 2 have been updated to reference MM BR 1 and MM BR 2.

7 References

Page 191 - 192 – Citations have been updated to reflect revised technical studies.

**ATTACHMENT B – REVISED MITIGATION MONITORING AND REPORTING PROGRAM DATED
AUGUST 2023**

Terms and Definitions:

1. **Property Owner/Developer** – Owner or developer of Redlands West Industrial Project.
2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Board of Supervisors. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.
3. **Implementation Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility Monitoring Party** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.
6. **Building Permit** – For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Aesthetics	MM AES-1: Prior to issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.	Prior to issuance of grading permits	City of Perris Planning Division	Grading Plan Check
Air Quality	MM Air 2: Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.	Prior to issuance of grading permits	City of Perris Planning Division	Grading Plan Check
Air Quality	MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide	Prior to issuance of grading permits	City of Perris Planning Division	Grading Plan Check



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	<p>the City of Perris with the SCAQMD- approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none">• Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),• Keeping disturbed/loose soil moist at all times,• Requiring trucks entering or leaving the Project Site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,• Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the Project Site each trip,• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the Project Site,• Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,			



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> • Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation, sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials, • Replacement of ground cover in disturbed areas as quickly as possible. 			
Air Quality	MM Air 4: 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 grading and building permits	City of Perris Planning Division	Grading and Building Plan Check
Air Quality	MM Air 5: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris' Building Division prior to issuance of grading permits.	Prior to issuance of grading permits	City of Perris Planning Division	Grading Plan Check
Air Quality	MM Air 6: The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or	Prior to issuance of grading permits	City of Perris Planning Division	Grading Plan Check



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	<p>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.</p>			
<p>Air Quality</p>	<p>MM Air 7: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Building Division.</p>	<p>During construction</p>	<p>City of Perris Building Division</p>	<p>Building Site Inspection</p>
<p>Air Quality</p>	<p>MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</p>	<p>During construction</p>	<p>City of Perris Planning Division</p>	<p>Public Works and Building Site Inspection</p>
<p>Air Quality</p>	<p>MM Air 9: To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower</p>	<p>During construction</p>	<p>City of Perris Planning Division</p>	<p>Public Works and Building Site Inspection</p>



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	<p>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.</p>			
<p>Air Quality</p>	<p>MM Air 11: Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p>	<p>During construction</p>	<p>City of Perris Planning Division</p>	<p>Public Works and Building Site Inspection</p>
<p>Air Quality</p>	<p>MM Air 13: In order to promote alternative fuels, and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD’s Carl Moyer Program, or other state programs that restrict operations to “clean” trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD’s website</p>	<p>During project operation</p>	<p>City of Perris Planning Division</p>	<p>Final Permit Site Inspection</p>



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	(http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.			
<p style="text-align: center;">Air Quality</p>	<p>MM Air 18: 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. <u>Compliance Note:</u> The Applicant has contacted the RTA, requesting comment as to the provision of bus routing within any street adjacent to the Project. The RTA responded that it had no comments from the Agency.</p>	<p style="text-align: center;">Prior to issuance of development permits</p>	<p style="text-align: center;">City of Perris Planning Division</p>	<p style="text-align: center;">Building Plan Check</p>
<p style="text-align: center;">Biological Resources</p>	<p>MM BR Bio 1: <u>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. In order to</u></p>	<p style="text-align: center;">Prior to issuance of grading permits</p>	<p style="text-align: center;">City of Perris Planning Division</p>	<p style="text-align: center;">Grading Plan Check</p>



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	<p>avoid violation of the MBTA and the California Fish and Game Code, site preparation activities (removal of trees and vegetation) for all PVCC implementing development and infrastructure projects shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.</p> <p><u>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.</u></p> <p><u>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</u></p>			



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	<p><u>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. If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing Project Site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (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, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-</u></p>			



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	<p>listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p>			
<p>Biological Resources</p>	<p>MM BR Bio 2: <u>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. Project-specific habitat assessments and focused surveys for burrowing owls will be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access. If ground disturbing activities in these areas are delayed or</u></p>	<p>Prior to commencement of grading and/or construction</p>	<p>City of Perris Planning Division</p>	<p>Grading and Building Plan Check</p>



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	<p>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><u>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 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</u></p>			



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	<p><u>concurrency. 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.</u> If active nests are identified on an implementing project site during the pre-construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.</p> <p><u>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. If burrowing owls occupy any implementing project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City of Perris Planning Division and the CDFG. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing 1-way doors in burrow entrances. These 1-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to</u></p>			



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	<p>ensure owls have left the burrow. Artificial burrows shall be provided nearby. The implementing project area shall be monitored daily for 1 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 CDFG shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a DBESP will be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation will still be required following accepted protocols. Take of active nests will be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.</p>			
Cultural Resources	<p>MM CR-1: Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project Site or within</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Planning Division</p>	<p>Grading Plan Check</p>



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	<p>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 Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p>			



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	<p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, and A designated Native American representative from either the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians shall be retained to assist the Project archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the Project Site or within the off-site Project improvement areas, mitigation measure MM CR-2 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p>			



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	<p>Native American artifacts that are relocated/reburied at the Project Site would be subject to a fully executed relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <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>			



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	<p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the Project.</p>			
<p>Cultural Resources</p>	<p>MM CR-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</p>	<p>During construction</p>	<p>City of Perris Planning Division</p>	<p>Building Site Inspection</p>



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	<p>American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the Project Site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the Project Site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Project Site. The disposition of the remains 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 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 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).</p>			
<p>Energy</p>	<p>MM Air 20: Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building’s energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All reductions will be documented through a checklist to be</p>	<p>Prior to issuance of building permits</p>	<p>City of Perris Building Division</p>	<p>Building Plan Check</p>



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	submitted prior to issuance of building permits for the implementing development project with building plans and calculations.			
<p>Geology and Soils</p>	<p>MM GEO-1: Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any Project-related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The 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</p>	<p>Prior to issuance of grading permits</p>	<p>City of Perris Planning Division</p>	<p>Grading Plan Check</p>



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	<p>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>			
Geology and Soils	<p>MM GEO-2: Prior to the start of construction, a paleontological resources Worker Environmental Awareness Program (WEAP) training program 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.</p>	Prior to building permit issuance	City of Perris Planning Division	Building Plan Check
Hazards and Hazardous Materials	<p>MM Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.</p>	Prior to recordation of final map, issuance of building permit, of conveyance to an entity exempt from the Subdivision Map Act	City of Perris Development Services Department March Inland Port Airport Authority	Building Plan Check
Hazards and Hazardous Materials	<p>MM Haz 3: Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.</p>	During construction	City of Perris Development Services Department	Building Site Inspection



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<p>Hazards and Hazardous Materials</p>	<p>MM Haz 4: The following notice shall be provided to all potential purchasers and tenants:</p> <p>“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A)”</p>	<p>During project operation</p>	<p>City of Perris Development Services Department</p>	<p>Building Permit Final Inspection/Certificate of Occupancy</p>
<p>Hazards and Hazardous Materials</p>	<p>MM Haz 5: The following uses shall be prohibited:</p> <ul style="list-style-type: none"> Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. Any use which would cause sunlight to be reflected towards an aircraft engaged in 	<p>During project operation</p>	<p>City of Perris Development Services Department</p>	<p>Building Plan Check</p>



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	<p>an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <ul style="list-style-type: none"> • 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. • Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. • All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event. 			
<p>Hazards and Hazardous Materials</p>	<p>MM Haz 6: A minimum of 45 days prior to submittal of an application for a building permit for an implementing development project, the implementing development project applicant shall consult with the City of Perris Planning Department in order to determine whether any implementing project-related vertical structures or construction equipment will encroach into the 100-to-1 imaginary surface surrounding the MARB. If it is determined that there will be an encroachment into the 100-to-1 imaginary surface, the implementing development project applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA determines that the implementing development project</p>	<p>Prior to building permit application</p>	<p>City of Perris Development Services Department</p>	<p>Building Plan Check</p>



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	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.			
Noise	MM Noise 1: During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with manufacturer’s standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.	During excavation and construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM Noise 3: No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM Noise 4: Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection



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Noise	MM NOISE-5: Equipment shall be shut off and not left to idle when not in use.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-6: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-7: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE 8: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE 9: Truck brake venting on the project site shall be prohibited between the hours of 10:00 PM and 7:00 AM.	During operation	City of Perris Development Services Department	Public Works and Building Site Inspection