

**SECTION 5  
GREEN VALLEY SPECIFIC PLAN/EIR  
MITIGATION MONITORING AND REPORTING PROGRAM**

**A. INTRODUCTION**

In response to recent legislation relative to long-term monitoring and effectiveness of mitigation measures, the City of Perris will be developing an overall program for compliance with the new requirements. The mitigation monitoring program will apply to all new projects and provide procedures for City staff or representatives to examine project designs, construction activities and/or project operations to evaluate mitigation effectiveness, and to provide a written record of these monitoring activities. The City may establish a fee for this additional service to offset the cost of required staff and/or workload.

The program outlined herein pertains only to the Green Valley Specific Plan project, in as much as the City has not yet implemented a City-based monitoring program. This program may be modified in the future to be compatible with the City's overall monitoring plan.

The mitigation monitoring program focuses on implementation of mitigation measures which are adopted through inclusion in the conditions of approval. There may be other conditions of approval of a general nature, or which are related to an existing regulation, or which pertain specifically to zoning which are not specifically included in this monitoring program. These conditions are implemented through existing procedures.

**B. GENERAL REQUIREMENTS**

**Monitoring Personnel**

The Community Development Director shall assign staff to coordinate the monitoring program for the Green Valley Specific Plan. Designated staff shall have the responsibility of insuring that monitoring is taking place as prescribed and that documentation is included in the project file. Designated staff shall secure the services of specified consultants to monitor the various aspects of the project as provided herein. The minimum qualifications of such consultants is given for specific measures in Appendix 1 of this section.

Once a monitor has been qualified to monitor a specific aspect of the project, he or she will only be replaced upon authorization of the Community Development Director. Designated staff shall review the qualifications of all monitors provided by the applicant to

insure they are satisfactory. Designated staff shall be responsible for preparation of monitoring program quarterly reports.

The City's staff monitor and other monitors shall have full access to the subject property at any time during normal construction, business or operating hours.

#### **Quarterly Reporting Requirements**

The staff project monitor will prepare a detailed summary of monitoring progress on a quarterly basis through project completion or as long as mitigation is required. Quarterly reports will be submitted to the Planning Director and City Engineer for review four times annually on the following dates;

January 15th  
April 15th  
July 15th  
October 15th

The quarterly reports shall include copies of the signed mitigation checklists and a narrative description of monitoring activities conducted since the previous report. At the Community Development Director's discretion, a follow-up meeting with project developers will be called to review monitoring requirements and verify procedures. If additional mitigation or monitoring requirements are necessary, the item shall be taken to the Planning Commission at the first available regularly scheduled meeting. The quarterly reports will serve as the basis of discussion at the Planning Commission.

#### **Project Development Schedule and Phasing**

The Green Valley Specific Plan will be developed over a period of 12 years, thus it is not possible to establish a detailed project development schedule. However, each phase of the project will be subject to monitoring. The adopted phasing plan for the project is listed below;

Phase 1 - Initiated in late 1990

Area 1 Industrial  
Area 2 Industrial  
Area 3 Commercial  
Area 4 Residential - SFD  
Area 21 Residential - SFD  
Area 26 Residential - SFD  
Area 28 Residential - SFD

Area 29 Commercial  
Area 30 Residential - MF  
Area 31 Residential - SFD  
Area 32 School  
Area 33 Park  
Area 34 Residential - SFD  
Area 35 Residential - SFD  
Area 48 Residential - SFD

Phase 2 - Initiated in 1992

Area 5 Residential - SFD  
Area 6 Residential - SFD  
Area 7 Regional Park  
Area 18 Park  
Area 19 Residential - SFD  
Area 20 Residential - SFD  
Area 36 Residential - SFD  
Area 37 Park  
Area 38 School  
Area 45 Residential - MF  
Area 46 Residential - SFD  
Area 47 Residential - SFD

Phase 3 - Initiated in 1994

Area 9 Industrial  
Area 10 Residential - SFD  
Area 11 Residential - SFD  
Area 12 Residential - SFD  
Area 13 Commercial  
Area 14 Residential - MF  
Area 15 Park  
Area 16 School  
Area 17 Residential - SFD  
Area 27 Residential - SFD

Phase 4 - Initiated in 1996

Area 8 Residential - SFD  
Area 22 Residential - SFD  
Area 24 Residential - SFD  
Area 25 Residential - SFD  
Area 39 Residential - MF  
Area 40 Business & Professional  
Area 41 Business & Professional  
Area 42 Commercial  
Area 43 Commercial  
Area 44 Commercial

## Performance Requirements

The applicant shall post a cash bond in the amount fixed by the Community Development Director guaranteeing satisfactory completion and monitoring of all mitigation measures.

Prior to release of occupancy, the Community Development Director or his designee shall issue a certification of compliance with approved mitigation measures and implementation of a program to provide continuing mitigation measures.

### C. SPECIFIC MITIGATION MONITORING REQUIREMENTS

The monitoring of adopted mitigation measures involves several components. One component identifies the stage of development that should be monitored. This aspect is referred to as the Monitoring Option in the material included below. Another aspect involves identification of the entity, person or department responsible for conducting monitoring and reporting. These are the Enforcement Options in the program described below. A third aspect specifies Reporting Requirements, that is, whether a specific report, plan or memorandum needs to be prepared for compliance with the plan. The last component, the Cost Burden, identifies the entity that will pay for the monitoring or reporting activity.

In the sections below, each adopted mitigation measure is listed (by resource issue area). For each measure, the mitigation monitoring and reporting program components are specified by codes (as defined) which indicate how monitoring is to be accomplished and by whom. Additional explanations of the monitoring requirements (codes) for mitigation measures are provided as warranted and when not clear by the wording of the measure.

Each mitigation measure that can be implemented is listed (by resource issue area) and codes are assigned based on proposed monitoring requirements. Assignment of the codes provides a framework for review of the mitigation monitoring aspects and provides the basis of the detailed plan that will be adopted at the time of certification of the Final EIR.

The mitigation monitoring codes included herein are as follows;

#### Monitoring Options

<u>Code</u>	<u>Meaning</u>
A	Must be monitored or evaluated during final design.
B	Must be monitored or evaluated during construction.
C	Must be monitored at specified interval during buildout.

## Enforcement Options

<u>Code</u>	<u>Meaning</u>
H	Requires Developer Agreement
I	City inspection or review - Building Department
J	City inspection or review - Planning Department or Consultant
K	Inspection or review by Representative/Consultant of Applicant
L	Inspection or review by Trustee Agency or Other Entity
M	Administrative Approval Required
N	Discretionary Approval Required

## Reporting Options

<u>Code</u>	<u>Meaning</u>
O	City staff prepares report
P	Applicant prepares report or plan

## Cost Burden

<u>Code</u>	<u>Meaning</u>
S	Cost borne by City - General Fund
T	Cost borne by City - Special Fee
U	Cost borne by Applicant

The following mitigation measures are proposed to be adopted as conditions of project approval. Implementation of these mitigation measures will be enforced and monitored as indicated by mitigation codes (designated MC=) below each measure.

### 1. EARTH RESOURCES

#### Geology and Soils

The Geological Feasibility Investigation located in the Technical Appendices, Appendix B contains specific recommendations to overcome adverse soil conditions which exist on-site. All grading and earthwork will be accomplished in accordance with standards and guidelines contained in that report.

MC= B,I,P,U

Additional geotechnical studies and field work will be performed during project design to further evaluate near surface conditions.

**MC= A,K,P,U**

Continuous observation and testing under direction of a qualified geotechnical engineer and/or engineering geologist shall be accomplished to verify compliance with the report recommendations and to confirm that the geotechnical conditions found are consistent with the report findings.

**MC= A,K,P,U**

Cut and fill onsite is to be balanced to the greatest extent feasible. Any required import or export of material must be approved by the City Engineer prior to approval of grading plan. Route plans must include limitation to the duration for construction.

**MC= A,M,P**

Detailed grading plans will be prepared for each phase of development. The grading plans for each tentative map shall include at a minimum:

- a. Preliminary quantity estimates for grading.
- b. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
- c. Preliminary pad and roadway elevations.

The grading plans for each final map shall include at a minimum:

- a. Designation of areas of temporary borrowing or depositing of material.
- b. Approximate timeframes for grading including identification of areas which may be graded during the higher probability rain months of January through March.
- c. Hydrology and hydraulic concerns and mitigation measures.

**MC= A,N,P,U**

#### **Seismic Groundshaking**

Proposed structures on the site are expected to perform satisfactorily if designed in accordance with Uniform Building Code or local building codes, whichever has precedence.

**MC= A,M,S  
B,I,S**

#### **Secondary Seismic Phenomenon**

Regrading of the near surface soils as recommended in the geotechnical feasibility report should reduce seismic induced soil settlement to within tolerable limits.

MC= B,I,S

In liquefaction prone areas, the use of post-tensioned slabs is recommended. Alternately, a 3 foot thick fill mat underlain by a 1 foot thick gravel blanket could be used. Specific recommendations will be made on a site-by-site basis during final design. Soils and liquefaction reports must be submitted for each tract application. Review and approval by the City Engineer is required prior to issuance of grading permits.

MC= A,I,P,U

The potential inundation due to a dam failure should be analyzed by a qualified design civil engineer and any recommendations for site protection should be implemented.

MC= A,K,P,U

#### Groundwater

The level of perched groundwater in the vicinity of the nursery should be monitored indefinitely due to its potential contribution to liquefaction. Any dewatering during construction will require a permit from Regional Water Quality Control Board.

MC= A,B,C,I,O,T  
A,B,C,K,L,P,U

#### Hazardous Wastes

In order to reduce the impacts of potential hazardous wastes on the site, sampling and chemical analysis of on-site soils and ponded waters are recommended. Prior to development of the site, each of the areas identified as having the potential for contamination will be thoroughly tested. The specific testing requirements should include at least the following;

- a. Sampling and chemical analysis of the surficial and near surface soils of the past agricultural areas of the site and within the existing nursery facility.
- b. Sampling and chemical analysis of the surrounding subsurface soils within the immediate areas of the existing underground fuel tanks.
- c. Water sampling and testing within the pond areas of the project site.

Should any contamination be discovered, the Riverside County Health Department will be contacted for possible clean up measures. The affected areas will be thoroughly cleaned prior to grading

activities.

MC= B,K,L,P (prior to each phase),U

## 2. HYDROLOGY AND DRAINAGE

### Site Runoff and Flooding

Site runoff impacts and drainage control feasibility will be addressed in a detailed project drainage plan to be prepared during final design and subject to review by the City of Perris City Planning Director, Department of Public Works and the Riverside County Flood Control District. Specifically, the feasibility of relocating a portion of the Romoland Lateral A should be presented. Channel design shall incorporate 4:1 or less side slopes, maintenance access on 500 foot intervals and safety lighting.

MC= A,I,L,P,U

All local drainage channels and swales shall be designed to carry 100 year storm flood flows and shall be subject to approval of the City Engineer, Planning Director and RCFCDWCD. Channel design should incorporate 4:1 or less sideslopes, access at 500 foot intervals, trail system, safety lighting, fencing and landscaping consistent with the flood control purpose.

MC= A,I,L,P,U

If RCFCDWCD modifies plans for the flood control improvements along the San Jacinto River and/or Romoland Line A, appropriate modifications shall be made to the specific plan through an amendment process.

MC= C,I,J,P,U

Measures should be incorporated into project design to reduce runoff where feasible. Such measures could include use of pervious paving materials to achieve a measure of infiltration. Mulch can be used extensively in landscaped areas as a means of improving the water-holding capacity of the soil. Use of detention storage has the benefit of accomplishing some infiltration as well as reducing the peak runoff volume.

MC= A,I,P,U

No permits shall be issued until San Jacinto River flood control improvements to be constructed by Riverside County Flood Control and Water Conservation District are sufficiently complete as determined by the City Engineer and RCFCDWCD.



Flood control facilities within each phase shall be constructed prior to or concurrently with the initial development within that phase.

MC= A,M,P,U

### Water Quality

Urban runoff impacts can be mitigated by employing the program outlined in the "Water Pollution Aspects of Street Surface Contaminants", published by the Environmental Protection Agency. This program provides recommendations for street cleaning and sweeping, and prevention of pollutant generation. Implementation of such measures is the responsibility of the local agency and other organizations such as Homeowners Associations. CC & R's for commercial and industrial developments should include provisions for cleaning of paved surfaces.

MC= A,M,U  
A,J,S

### Erosion and Sedimentation

As part of the final grading plan, a comprehensive erosion and sedimentation control plan should be prepared detailing the measures to be implemented to control erosion from construction sites. Erosion control measures to be implemented include, but are not limited to, scheduling major grading activities during the dry season when possible, revegetation of graded areas within 30 days of final grading activities, use of site watering or dust blankets to control fugitive dust, and utilization of temporary drainage and sediment control devices. The erosion control plan will be subject to review and approval by the City of Perris and the California Regional Water Quality Control Board.

MC= A,I,P,U  
A,L,P,T

### 3. BIOLOGICAL RESOURCES

Participation by the Green Valley project in the overall mitigation plan for the San Jacinto River will be required. Development and human activity will be excluded on the portion of the project site within the City's designated river moratorium area (750 feet total width). This will preserve sufficient right-of-way for channel improvements to be constructed by the Riverside County Flood Control District and a bordering buffer zone and/or greenbelt of riparian or wetland vegetation to preserve wildlife values.

MC= A,H,M,U

o All lands within 375 feet of the center line of the San Jacinto River (750 feet total moratorium area) which are also on the Green Valley site shall be left in an undeveloped and unaltered condition until a San Jacinto River Mitigation Plan is approved by the Army Corps of Engineers, Cal Fish and Game and RCFCDWCD.

o Subsequent to the approval of the regional river mitigation plan, any development within 375 feet of the river centerline must be consistent with areawide mitigation plans and is limited to stormwater conveyance connections to the river, bridge abutments, landscape/restoration modifications and recreational facilities consistent with the river mitigation plan.

o Any subsequent restoration or construction within the 375 foot area must be accomplished in accordance with necessary permits and approvals of the appropriate agencies such as California Department of Fish and Game, Army Corps of Engineers, U.S. Fish and Wildlife Service, RCFCDWCD and the City of Perris. Evidence of consultations and permit conditions must be submitted to the City of Perris prior to issuance of any permit for development in the moratorium area.

MC= A,K,L,M,P,U

Future approvals of plot plans, tentative tracts, and other land use entitlements within the Green Valley Specific Plan should be conditioned to participate in the mitigation plan approved for the buffer zone.

MC= C,J,M,P,U

Permit requirements may be established by the Army Corps of Engineers relative to construction which affects wetlands. These requirements will become enforceable upon granting of the necessary permit.

MC= A,K,N,P,U

Because this site is within the historic range of the Stephens kangaroo rat, mitigation measures designed to save this endangered rodent from extinction will be imposed on the Green Valley project even though no kangaroo rats are now present. The City of Perris has established a development fee for Stephens kangaroo rat habitat restoration which is applicable to the project.

MC= H,M,U

Prior to City approval of and the issuance of any permit for the first increment of development authorized by the approval of the subject Specific Plan, the applicant shall consult with the State of California Department of Fish and Game, U.S. Army Corps of

Engineers, and U.S. Fish and Wildlife Service to determine if permits or approvals are necessary from such agencies for any action contemplated by this proposal. Such consultation shall be in writing, and copies of said correspondence, including responses from agencies, shall be submitted to the City of Perris Planning Department.

MC= A,L,P,U

Mitigation of crownscale impacts rests with the RCFCDWCD within the established San Jacinto River right-of-way and mitigation area. Any applicant prepared plans for restoration and/or construction in the moratorium area must consider mitigation for crownscale.

MC=A,L,P,M,U

#### 4. CULTURAL RESOURCES

As a means of mitigating damage to unknown cultural or historical resources, the following measures will be implemented.

- a. Prior to grading and excavation activities, a grading conference should be held with equipment operators to brief them on the nature of cultural materials which are common to the area.

MC= B,J,U

- b. Upon discovery of suspected cultural or historical resources, the equipment operator or contractor will redirect the current excavation activity and will contact the designated project archaeological coordinator.

MC= B,J,U

- c. Sufficient time will be allowed for qualified individuals to evaluate the resource in the field before restarting grading operations.

MC= B,J,U

In addition, it is recommended that a qualified archaeological historian monitor grading activities in the area of the possible "Settlers house" under what is now the NPI Nursery. The monitor should have the authority to stop excavations in the area should historical resources be unearthed.

#### 5. LAND USE

Onsite and Surrounding Land Use

With respect to the compatibility of the proposed project with surrounding land uses, the following measure is proposed (specific measures are included under each applicable resource discussion);

#### **Perris Valley Wastewater Facility**

o In accordance with EMWD Ordinance NO. 66, service to residential and commercial properties within one quarter mile of the facility cannot be initiated without recorded acknowledgement that the uses are subject to substantial odor impacts from the facility. Thus, all lands within 1/4 mile of the existing treatment facility shall have notice recorded of the presence of the facility. All homeowners shall be notified in writing prior to purchase that the treatment plant is located in close proximity to their home. and potential odors and noise may occur. A copy of such notification signed by each property owner shall be provided to the Planning Department prior to issuance of any occupancy permit.

**MC= B,L,P,U**

o Prior the recordation of any final map, the applicant shall install a 60 foot wide heavily landscaped buffer zone immediately adjacent to the common boundary of the project and the Perris Valley Wastewater Treatment Plant. A landscape plan for this buffer prepared by a licenced landscape architect shall be submitted to the City of Perris for review. If the 60 foot wide buffer falls entirely or partially on properties owned by EMWD, an agreement shall be executed by EMWD and the City to place any EMWD land so affected in a permanent open space easement for maintenance by the landscape maintenance district. If the required buffering plans demonstrate with certainty that something less than a 60 foot wide buffer will provide an acceptable separation between the residential/treatment plant uses, a reduced buffering strip may be illustrated in the required Design Manual and submitted to the Planning Commission for approval.

**MC= A,H,M,P,U  
C,I,O,T**

#### **Perris Valley Airport**

Based on the identified impacts and considering that the Perris Airport will continue to support sport flying activities, the following measures are recommended;

o Avigation easements shall be given to the owner of the Perris Valley Airport, and so noted on each final map. Avigation easements shall not restrict airport operations, but shall specify the types of activities included within the easement designation. Avigation easements will specifically include reference to an airport

vicinity effects, noise impact, accident potential, fly-overs, miscellaneous effects such as potential damage from accidental fuel spills and airport expansion. Suggested wording of aviation easements description will be provided in the Final EIR.

**MC= A,I,U**

o The Department of Real Estate Report and property title reports shall include aviation easement information. All properties within the Green Valley project shall be subject to the aviation easement restrictions. Aviation easements are attached to the title of properties and hence are transferred to subsequent owners.

**MC= A,J,L,U**

o Residential structures, and other hazards to aviation (such as light standards), shall meet FAA Part 77 requirements (the zone has been previously defined in the EIR Finalizing Addendum). The regional park (Planning Area 7) shall be designed to prohibit spectator activities such as little league and soccer games within the clear zone. Passive recreation activities and non-spectator activities are appropriate within that portion of Planning Area 7 within the Clear Zone.

**MC= A,J,P,U**

o Height limits within the clear and approach zones shall recognize the 20:1 approach and departure slope which is a condition of airport operation as permitted by California Department of Transportation, Division of Aeronautics.

**MC= A,J,P,U**

o The applicant will reimburse the airport owner for all work including permits required to relocate the ultralight runway, trim trees and provide safe operating conditions. Final alignment of the runway shall be established by the ultralight FBO's and airport owner.

**MC= A,K,U**

#### **Agricultural Resource Considerations**

The impact of the project on agricultural operations is not mitigatable. However, the following measures can reduce land use conflicts which occur with urban encroachment to agricultural areas.

o Vegetative barriers and buffers should also be provided

between the specific plan area and active agricultural operations to the south and west. The Department of Conservation recommends that buffers be at least 300 feet in width.

o As an additional measure, the City's general plan revision process should consider other mechanisms to enhance agricultural land use activity, either permanently or temporarily. Such mechanisms would include right-to-farm ordinances, establishment of farmland trusts, creation of Williamson Act ag preserves, and enactment of transfers of development rights. Another mechanism may be a development fee which subsidizes the cost of water or labor for farm activities.

**MC= N,O,S**

o The project includes a phasing aspect. The site owner should, through development agreements, be encouraged to retain agricultural use onsite for as long as feasible and compatible. Onsite and Surrounding Land Use

**MC= C,H,J,U**

## **6. TRANSPORTATION AND CIRCULATION**

Prior to the issuance of building permits, the applicant shall pay Areawide Circulation Improvement Fees in accordance with the recommendations of the proposed Areawide Circulation Improvement Study. The applicant shall be credited against such fees for any Areawide circulation improvements constructed and paid for by the Green Valley development.

**MC= A,H,U**

The applicant shall provide bus pull-out areas and shelters within the Specific Plan. The location and number of bus pull-outs shall be subject to approval of the City of Perris, RTA, and school districts and shall be at locations where it can be seen with assurance that the bus stop location will remain, prior to approval of any subdivisions within each phase.

**MC= A,I,L,P,U**

Phased transportation improvements shall be installed by the applicant as required by the City Engineer. Any major rephasing of construction must be approved by the Planning Commission and minor rephasing may be approved administratively by the City Engineer and Planning Department. The proposed improvements by phase are summarized below.

### **Phase 1 Improvements**

o Ethanac Road shall be fully improved from SR 215 to Goetz Road along the north side (1/2 width) plus 14 foot landscaped median. Ethanac Road from SR 215 to Goetz Road along the south side shall be improved with a minimum of 22 feet wide paving.

o Murrieta Road from Ethanac Road to Case Road shall be fully improved to full width.

o Green Valley Parkway from the westerly boundary of planning areas 4 and 26 and the easterly boundary of planning area to Murrieta Road shall be improved to full width.

o Green Valley Parkway from southerly boundary of planning area 7 to Murrieta Road shall be improved with a minimum 30 feet wide paved road and concrete curb and gutter for future median at one side of centerline.

o Case Road from Ethanac to north of planning area 40 shall be improved to full width.

o Case Road from easterly project boundary to westerly project boundary shall be improved to 55 foot half width and shall include improvement of 2 existing bridges to full width. Case Road from this point northerly to the intersection of Perris Boulevard shall be improved with a minimum of two lanes in each direction (plus left hand turn lanes) and any necessary drainage improvements.

o Contribute the development's fair share for the construction of a freeway bridge at Ethanac and SR 215.

o Construct or cause construction of the San Jacinto River bridge at Goetz Road to its ultimate width.

o The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 1 traffic signals are anticipated at the following locations;

- Murrieta at Case
- Ethanac Road at Murrieta
- Ethanac Road at I-215 southbound ramps
- Ethanac Road at I-215 northbound ramps
- Ethanac Road at Case Road

MC= C,H,I,U

## Phase 2 Improvements

o Green Valley Parkway from easterly boundary of planning area 35 to Ethanac Road, and Green Valley Parkway from southerly boundary of planning area 7 to Murrieta Road shall be improved to

full width.

o A secondary paved access road (minimum 30 feet in width) shall be constructed from Green Valley Parkway to Murrieta Road. This access may utilize the proposed alignment of planning area 20 to Murrieta Road.

o The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 2 traffic signals are anticipated at the following locations;

- Ethanac Road at Green Valley Parkway
- Green Valley Parkway at Murrieta Road (N)
- Green Valley Parkway at Murrieta Road (S)

MC= C,H,I,U

### Phase 3 Improvements

o Widen Ethanac Road (2 lanes in each direction plus left turn lane) from I-215 to SR 74.

o Green Valley Parkway from the southerly boundary of planning area 7 to the westerly boundary of planning area 26 shall be improved to full width.

o Street "A" shall be improved to full width per county standards including a 14 foot landscaped median an 80 foot wide bridge over the Romoland channel.

o Goetz Road from Ethanac Road to northerly project boundary shall be improved with concrete curb and gutter located 43 feet from centerline with 55 foot half width dedicated right-of-way.

o The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 3 traffic signals are anticipated at the following locations;

- Goetz Road at "A" Street
- Ethanac Road at Goetz Road

MC= C,H,I,U

### Phase 4 Improvements

o The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris.



o The need for traffic signal(s) for Case Road between Ethanac Road and Watson Road shall be determined at the time of individual development review. These signal(s) shall be constructed by the applicant

Additional improvements to the areawide roadway system beyond these improvements, including traffic signals, may be warranted and are anticipated to be the shared responsibility of all developments in the area, with Green Valley contributing a fair share of the cost of each.

MC= C,H,I,U

The Green Valley Specific Plan should incorporate access and internal circulation recommendations contained in the project traffic report.

MC= A,I,M,S,

#### Areawide Measures

The City of Perris will support and participate in demand management strategies contained within SCAG's Regional Mobility Plan and Air Quality Management Plan. The proposed project will incorporate the following transportation demand management strategies;

o The City will implement a Park and Ride program to be funded from the proposed Traffic Impact Fee program that it is planning to implement. Upon development of a Park and Ride program by the City of Perris, the developer shall fund an appropriate number of spaces towards the program.

o The City of Perris will participate in the proposed areawide traffic fee mitigation program.

o The City of Perris will establish a transportation information services coordinator position within the City to be funded by the proposed traffic impact fee program. The position would have the responsibility developing and implementing City-wide information programs related to transportation and for providing guidelines to businesses regarding ways to reduce traffic, including shuttle service and ridesharing as a condition of lease. For commercial areas, the use of flex-time work scheduling and ridesharing coordination shall be considered. The position would coordinate with Caltrans in the dissemination of information about ride sharing, commuter services, rapid transit, bus service and park n ride.

o Bike racks and bike lockers should be provided in commercial and industrial areas as determined during development plan review.

MC= A,I,U

## 7. AIR QUALITY

### Fugitive Dust

Standard mitigation measures will be implemented to control fugitive dust emissions during construction as required by AQMD Rules 402 and 403. These rules contain a nuisance provision that gives an AQMD inspector wide latitude to enforce dust abatement, particularly in the event of a nuisance complaint.

MC= B,I,L,S

### Mobile Sources

The project represents a significant share of the county mobile source air emissions. This places a special responsibility on project proponents and the City of Perris to develop effective impact mitigation. The project proponents have limited potential to achieve mobile source emissions reductions. Effective emissions reductions will require a unified transportation system management (TSM) approach where a wide variety of transportation control measures are integrated into a comprehensive system of procedures and goals. An effective TSM program as a means of reducing vehicular traffic and its associated environmental effects (such as air pollution, noise, and energy consumption) is difficult to achieve in practice. The difficulties inherent in implementing TSM notwithstanding, the City of Perris must be committed to reducing mobile and stationary source air pollutant emissions through a unified TSM program. Elements of such a program should included:

- o Coordination with the AQMD to implement regional strategies and tactics.
- o Development of Park and Ride facilities.
- o Encouragement of bicycle and pedestrian circulation alternatives (The project provides this opportunity).
- o Express transit access from the Green Valley area to regional employment centroids.
- o Encouragement of job-intensive uses to reduce the existing and growing jobs housing imbalance that promotes long commutes in and out of the local area. (The project provides this measure.)
- o Obtain commitments from individual project proponents to

reserve land within their developments for public transportation access and park and ride facilities.

MC= N,L,O,T

Project plans will need to be reviewed by the City of Perris to verify that these policies have been incorporated as fully as possible in order to meet the stated air quality objectives.

MC= A,I,S

It is suggested that such measures be substantiated through incorporation in a City Perris General Plan, Transportation Element.

MC= N,O,S

### Secondary Impacts

Compliance with Title 24 regulations for energy efficient design will improve region-wide emissions due to energy production and use.

Consideration should also be given to the use of solar energy to heat structures and swimming pools and to the protection of solar access and orientation of buildings.

MC= A,I,T

### 8. NOISE

It is recommended that the following measures be incorporated into project design to the maximum extent possible and that the final engineering design be reviewed by a recognized acoustical engineer to verify that measures have been incorporated and to ensure compliance with the recommended noise standards.

MC= A,J,T

#### Mitigation for Construction Noise

Construction activities near residential developments should be limited to daytime hours (7 am to 7 pm) on weekdays and be prohibited on the weekends.

MC= B,I,S

#### Mitigation for Exterior Noise Impacts

## Residential Structures

The following design measures will allow the project to comply with the City's 70 dB CNEL exterior residential noise standard.

o Multi-family residences should be oriented whenever possible such that the patios and balconies are located on the side of the building away from the arterials and/or railroad. In this way, buildings will present a solid barrier to traffic noise. If this is not possible, noise barriers with a minimum height of 5 to 7 feet will be required around the perimeters of patios and balconies directly facing Ethanac (east of Murrieta) and Murrieta. All common recreational areas should be located at the interior of the site buffered from the traffic noise by the residential buildings.

MC= A, I, J, P, T

o For single family residences with rear yards abutting the arterials, noise barriers with a minimum height of 6 to 8 feet will be required around the property line adjacent to Case, Ethanac (east of Murrieta) and Murrieta.

MC= A, I, J, P, T

o It is recommended that a noise barrier wall be provided along the project site's common boundary with the Perris Valley Wastewater Treatment Facility property. This wall will minimize future noise impacts as the wastewater facility undergoes planned expansions.

MC= A, I, J, P, T

o Mitigation of this noise source is actually more easily accomplished at the treatment facility by providing mufflers on exhaust stacks, soundproof doors, and acoustic baffles. Such measures would be beyond the responsibility of the applicant.

MC= A, L,

o All barriers should be continuous structures (without gaps or gates) and should be constructed of a material that is impervious to noise (eg. concrete block, stucco-on-wood, 1/4 inch plate glass, earth berm or any combination of these materials. It should be noted that the actual heights of barriers, patio walls and balcony walls will depend on the precise location of the structures, the elevation of the site relative to the arterials, and the set back of the buildings from the arterials.

MC= A, J, P, U

## Perris Valley Airport Operations

o Avigation easements shall be given to the owner of the Perris Valley Airport, and so noted on each final map. Avigation easements shall not restrict airport operations. Avigation easements will specifically include reference to an airport vicinity effects including noise impact. (Same measure is in Land Use mitigation section).

MC= A,I,U

o The 65 CNEL noise contour shall be established as the performance criteria for residential site location. While the 65 CNEL contour is not projected to overlie any proposed residential planning areas, the contour should be specifically located in the future based on the number of operations and noise characteristics of the future aircraft. Such contours will be established by acoustical study and shall be incorporated prior to approval of a final map.

MC= A,M,P,U

## Commercial Areas and Operations

Measures to reduce noise generation from commercial areas to surroundings are as follows:

o Mechanical equipment on commercial buildings should not emit noise at levels above 45 dBA measured at the nearest residential location.

o Equipment should be placed behind a barrier to attenuate noise as required. The height of the barrier is dependent upon the attenuation required.

o All inlet and exhaust system ducting should contain fibrous lining for noise reduction.

o All major items of noise producing equipment should be placed within an acoustically isolated room.

o Trash bins should not be located adjacent to residential areas.

o To minimize delivery truck loading and transportation impacts, walls should be placed in the immediate vicinity of the service areas to eliminate the line-of-sight from loading areas to nearby residential areas.

o Delivery trucks should avoid travel on residential streets.

o Deliveries between the hours of 10:00 pm and 7:00 am should be avoided.

o Truck staging, operations and parking should not be done adjacent to residential or school areas.

MC= A,I,J,T  
C,I,T

### Schools

The following measures are recommended to achieve peak hour exterior noise standards of 67 dB(A).

o For school sites in Planning Areas 15 and 25, noise barriers with a minimum height of 6 to 8 feet may be required around property line of any play area adjacent to Green Valley Parkway.

o All barriers should be continuous structures (without gaps or gates) and should be constructed of a material that is impervious to noise as identified previously.

o An alternative to the above noise barriers is to orient the play areas away from the arterials so that they are buffered from the traffic noise by either distance or school buildings. The actual heights of barriers is dependent upon final site layout.

MC= A,I,J,P,T

### Mitigation For Interior Noise Standards

In order to achieve interior noise standards, a number of measures will need to be implemented. In some cases, interior noise standards will be achieved only by keeping windows closed at all times, in which case forced air ventilation systems must be used.

The noise report in the Technical Appendices, Appendix F contains numerous measures available to achieve interior noise standards (refer to pages 6 through 10). After specific building layouts for the various planning areas are determined, the design should be reviewed by a qualified acoustical engineer for a determination of the actual design measures applicable to specific proposed structures.

MC= A,J,P,T

## 9. AESTHETICS

### Site Design Elements

The Green Valley Specific Plan includes extensive consideration of

community design elements. Aesthetic impacts of the proposed project are largely mitigated by the proposed landscape plan and tentative site development standards established for the specific plan. The landscape plan has been developed to provide project identity and cohesiveness throughout the development, visually soften the hardscape and urban core environment, and enhance unique features of the project.

**MC= No monitoring required**

Landscaping will be used to create screens and buffers, particularly for such project elements as parking structures, parking lots and storage areas. The landscape treatments and site design elements will create pleasing environments to replace the views lost as a result of the overall development.

**MC= A,K,P,U**

Extensive landscaping will be required along the eastern border of the site to mitigate views of wastewater treatment facilities. Extensive landscaping in conjunction with berms or walls in a 60 foot buffer area along the site boundary would substantially reduce the adverse visual impact of the project resulting from proximity to wastewater facilities.

**MC= A,H,J,P,U**

#### **Light and Glare Mitigation**

Significant adverse impact on Palomar Observatory operations can be avoided by incorporating lighting control measures similar or equivalent to those contained in the Riverside County Ordinance No.655. In general, the ordinance requires;

- o using the least amount of lighting needed at each installation,
- o shielding of lights to prevent direct upward illumination, or turning off lights when they are not needed,
- o establishing an eleven o'clock lighting curfew for some classes of lighting, and ,
- o using low pressure sodium vapor lights for roadway, parking and security purposes.

**MC= A,I,T**

Any specific lighting standards or code regulations required by the City of Perris will supercede the above recommendations.

**MC= A,I,S**

## 10. PUBLIC FACILITIES AND SERVICES

### Police

The increased need for police officers, personnel and equipment is expected to be provided through expenditures from the City General Fund. According to the fiscal analysis contained in Section 4.13 of this EIR, the proposed project will generate sufficient revenues to cover costs of police protection. This mitigates any adverse impact of the project's demand for additional police services.

MC= M,S

### Fire

A site for a fire station which is acceptable to the planning director and fire department shall be dedicated within either planning area 29, 7 or 18. If the site is within planning area 18, a reconfiguration of the area must occur to allow adequate distances from intersections. A station should be operational prior to the 1000 dwelling unit being occupied.

MC= C,H,M,P,U

Prior to the issuance of building permits, the applicant shall provide fire protection fees in accordance with the recommendations of the adopted public safety study.

It is suggested that the applicant use County fire protection requirements for designing structural fire protection features within the development.

MC= A,I,P,T

Eastern Municipal Water District has indicated that there is an adequate supply of water and pressure to meet fire flow requirements. All water mains and hydrants will be provided to specifications of the City of Perris Ordinance, subject to approval of the Riverside County Fire Department.

MC= B,L

Specific fire water protection needs of commercial developments will be assessed on a case-by-case basis when the type of business is known. However, the specific plan will incorporate County fire protection policies to maximize internal fire safety including use of fire retardant building materials, specification of critical hydrant spacing, and requirements for use of fire sprinkler systems. All buildings will be constructed with fire retardant roofing materials.



Additional project fire protection requirements to be implemented are contained in the Insurance Services Office Fire Suppression Schedule.

MC= A,I,L,P,T

#### Water and Sewer

Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the City of Perris, Eastern Municipal Water District, Riverside County Department of Health and Regional Water Quality Control Board. Such requirements will be applied at the subdivision or plot plan stage.

MC= C,I,L,T

The applicant shall cooperate with EMWD in the acquisition of a water storage tank. Agreements between the applicant and EMWD for provision of the storage tank shall be executed prior to recordation of any tentative tract map within the specific plan area. Prior to construction of the tank, environmental review shall be conducted to determine the possibility of impacts resulting from such construction and operation.

MC= A,H,L,M,P,U

The applicant shall submit to EMWD a project master plan of water facilities and sewer facilities. EMWD shall provide written approval of the plans. Any required revisions to the plans shall be made and approved prior to approval of any tract map.

MC= A,L,M,P,U

Prior to recordation approval of any final tract map, the applicant shall execute agreements with EMWD for mechanisms to finance the additional 2.5 MGD of wastewater treatment capacity needed by the project.

MC= A,H,L,M,P,U

The capital cost of new water and sewer pipelines, pump stations, reservoirs and treatment works will be borne by the applicant and dedicated to the Eastern Municipal Water District after construction and certification.

MC= B,I,L,U

The Green Valley project site lies within an assessment district of the Eastern Municipal Water District with respect to water and sewer facilities and is subject to the payment of connection and other fees to pay for the provision of water and sewer service. Project water and sewer fees will be established by the EMWD.

MC= C,I,L,U

It is suggested that a water conservation goal for the project be established which would include a range of water savings devices and systems, landscape design and use of reclaimed water. A suggested goal is for the project to achieve a 15 percent reduction in water use from the stated demand. Methods of achieving this goal should include the following;

o The landscape plans for the proposed project should emphasize a planting scheme that minimizes water irrigation requirements. It is suggested that irrigation requirements be reduced by having at least one third of the plant palette call for use of drought-resistant, native vegetation. Xeriscape techniques should also be used in design of the final landscape scheme for the development.

o Efficient landscape irrigation systems should be developed, minimizing excess runoff and the watering of trees and sidewalks.

o Reclaimed wastewater will be used for the maintenance of all common open space landscaped areas within the project area as called for in the Specific Plan. Appropriate facilities will be installed to convey the reclaimed wastewater to areas within the site for irrigation. It is suggested that reclaimed water also be considered for sanitary uses within commercial and industrial buildings as well as schools. Use of reclaimed water shall be done in accordance with Title 22, California Administrative Code, and is also subject to the requirements and specifications of the Riverside County Health Department.

MC= A,I,J,L,P,T

Additionally, the State of California Department of Water Resources imposes the following requirements for water-efficient plumbing fixtures in structures:

- Health and Safety Code, Section 17921.3, requires low-flush toilets and urinals.
- Title 20, California Administrative Code, Section 1604(f), establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets.
- Title 20, California Administrative Code, Section 1606(b), prohibits the sale of fixtures that do not comply with regulations.

o Title 24, California Administrative Code, Section 2-5307(b), prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

o Title 24, California Administrative Code, Sections 2-5352(i) and (j) address pipe insulation requirements. Insulation of water-heating systems is also required.

Assurance for the provision of adequate water and sewer service is required prior to approval of a subdivision map, in accordance with the State Subdivision Map Act. The Eastern Municipal Water District will review water and sewer system demands for each project within each phase of development for conformance to district design requirements and for ability to serve. A "will serve" letter will be secured from the district prior to issuance recordation of the final tract maps.

**MC= A,B,I,S**

### **Schools**

Therefore, an agreement acceptable to the City of Perris must be executed between the developer and the school district for adequate provision of schools (land and funding for the construction of buildings and facilities) prior to the recordation of any final maps. If any school site is determined to be unacceptable to a serving school district, the uses proposed shall be reviewed and a revised proposal submitted.

**MC= A,H,J,L,U**

The applicant will provide mitigation in the form of school impaction fees either in conjunction with or separate from the school facilities agreements. School impaction fees may not exceed the state mandated limit of \$1.56 per square foot of building area in residential areas and \$0.26 per square foot of commercial building area.

**MC= H,M,U**

The project applicant will cooperate with any school districts to advise them of expected student loading at the time of tentative tract map submittal, and will work with the districts to insure that school facilities are available to serve the project and the community.

**MC= A,P,U**

School sites within the Green Valley project are subject to Division of Aeronautics and Department of Education review due to proximity to the active Perris Airport.

MC= A,L,P,U

### Public Utilities and Energy

The Southern California Gas Company and the Southern California Edison Company can provide assistance in selection of effective energy conservation techniques, as well as assistance in infrastructure construction. The use of solar energy and waste heat recovery should be encouraged wherever feasible.

MC= I,J,T

New utility lines to be installed underground to serve the proposed project will be connected into the existing network of lines servicing the project.

MC= I,T

Consideration should be given to establishing a City-wide recycling program which makes it easy for residents to separate recyclables from their garbage and dispose of the recycled items.

MC= N,O,S

### Solid Waste

All construction wastes generated on the site will be deposited in containers and disposed of by licensed waste haulers. The disposal of construction wastes including type and quantity will be done in accordance with all applicable state and county regulations.

MC= A,I,L,U

The County Solid Waste Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resource recovery. The implementation of any of these programs will reduce the increase in solid waste generation associated with the proposed project, thereby extending the life of affected disposal sites.

MC= A,I,U

The County is required to reduce the overall solid waste stream by 25 percent (AB 162). The County is encouraging large projects to provide storage and transfer ability for recycled material (glass, newspaper, aluminum, etc.) in separate and enlarged trash enclosures. The applicant shall provide an area within planning areas 1,2,13,29,42,43, or 44 for a local drop-off station for recycling of newspapers, glass, and metal. The drop off station shall be constructed pursuant to existing City of Perris Ordinance.

MC= A,I,J,U

Trash compactors will be installed as a standard feature in new homes. Trash compactors save space in landfills by precompacting the disposal material.

MC= A,I,U

## 11. TOXIC SUBSTANCES

o Industrial concerns within the project will be required to provide the Fire Department with a list of all hazardous materials used at the site, a description of where and how each is stored, and how each reacts to fire.

MC= C,L,U

o The discharge of untreated toxic wastes into the surface water or storm drainage conveyance devices is prohibited by state and federal law.

MC= C,I,L,S

o Proposed commercial and industrial uses which have the potential for either receiving, utilizing, creating, or storing of hazardous materials in production processes shall be required, as a condition of approval, to provide a hazardous materials plan outlining treatment, handling, transportation, and disposal of hazardous wastes.

MC= A,J,L,P,U

## 12. FISCAL IMPACTS

Significant project-related deficits are projected to occur in Years 3, 4 and 5, of project buildout. It is suggested that the Green Valley Development Agreement address this substantial deficit situation. Possible mitigation could include assessment of permit fees for units constructed during those years to offset the deficits.

MC= A,H,P,U

## 13. CUMULATIVE IMPACTS

Mitigation measures for cumulative impacts are listed below.

Earth Resources - The City should develop a model grading

ordinance as a means of protecting the area's valuable soil resources.

Hydrology and Water Quality - Mitigation of flooding impacts includes continuation of the existing drainage improvement program for the Perris Valley Storm Drain and the San Jacinto River and the continued collection of assessment district fees to implement regional drainage improvements.

The City of Perris supports the San Jacinto River mitigation plan as a means to promote improvement of regional wildlife and water quality conditions.

Climate and Air Quality - The City of Perris should take an active role in implementing regional transportation strategies contained in the AQMP aimed at reducing vehicle travel. These should be implemented by incorporation in the City's Circulation Element of the General Plan.

Noise - As mitigation, State and local standards are established to require attenuation in noise-impacted dwellings. Additionally, the City could establish noise zones where proposed projects within the zones could be required to provide special noise attenuation techniques on-site as well as to clearly impacted off-site areas.

Biotic Resources - The City of Perris is participating in the County-wide Stephens kangaroo rat mitigation program, which provides for collection of development fees to help establish habitat for the species.

Land Use - The General Plan of the City of Perris will be revised in the near future. The land use goals and policies, as well as the policies in other elements of the plan will reflect the magnitude of growth potential of the area. No other mitigation is proposed at this time.

Housing and Population - The City of Perris should work with SCAG to develop realistic population growth projections for the area. The upcoming general plan revision provides an opportunity to establish accurate population and land use consumption projections. It may be appropriate as well to establish a growth management objective in light of increased regulatory activity to achieve air quality standards. Commercial development proposals should be accompanied by fiscal and economic documentation at the time application for development is made.

Historic And Prehistoric Resources - In sensitive areas, qualified archaeologists, historians and paleontologists should monitor grading operations on a case-by-case basis. This will mitigate any adverse impacts.

Traffic Circulation - The City is preparing a plan for a traffic improvement fee assessment as a way to equitably distribute the costs of circulation system improvements.

Police and Fire Protection - It is expected that the project applicants will cooperate with the City of Perris to assure that sufficient effective services are provided to serve each project, thereby insuring a safe environment throughout the area. The principal means that this can be accomplished is through mitigation fees and or dedication of property for location of emergency services facilities. Further, development agreements must specify the timing of needed critical services such as fire protection.

Water and Sewer Service - Water and sewer service fees charged on a per unit basis will be applied to all units and commercial developments constructed. The City of Perris should adopt a water conservation ordinance that implements strict standards for water consumption throughout the community. A comprehensive water reclamation reuse plan should be formulated and implemented locally, with the construction of pipelines to distribute reclaimed water to developments part of the development requirements.

Schools and Parks - Mitigation measures for schools includes payment of state required developer fees and dedication of land for school sites.

The City of Perris has established a community standard of 5 acres of parkland per 1000 population. Development projects will be required to meet this standard. Payment of in-lieu fees can also be used to meet park acreage standards.

Solid Waste - It is anticipated that a new disposal site will be required by the Year 2000 to meet waste disposal needs of the region. The City of Perris should support County of Riverside efforts to reduce solid waste loads on County landfills by establishing City-based recycling efforts.

#### D. MITIGATION MONITORING CHECKLISTS

This section provides checklists that will be used by monitors to demonstrate compliance with all applicable EIR mitigation measures. Some standard or Specific Plan conditions of approval are not included in the checklists. The checklists contains a signature line to be filled by each monitor. The measures are listed on the checklists by activity phase which should facilitate their usage during specific project development phases. The checklists shall not be considered final until reviewed and approved by the Community Development Director or designee. No occupancy permit shall be granted until such combination has been made and filed at the Community Development department.

MITIGATION MONITORING CHECKLIST 1  
GREEN VALLEY SPECIFIC PLAN

THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED AFTER  
PROJECT APPROVAL

<u>Measures</u>	<u>Monitor</u> <u>Initial</u>	<u>Date</u>
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Biological Resources

1. All lands within 375 feet of the center of the San Jacinto River (750 feet total moratorium area) which are also on the Green Valley Specific Plan site shall be left in an undeveloped and unaltered condition until a San Jacinto River Mitigation Plan is approved by the Army Corps of Engineers, Cal Fish and Game and Riverside County Flood Control District.

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Comments:



**MITIGATION MONITORING CHECKLIST 2  
GREEN VALLEY SPECIFIC PLAN**

THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED PRIOR TO TENTATIVE MAP APPROVAL

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
<b>Earth Resources</b>		
1. The inundation due to dam failure should be analyzed by the design civil engineer and those recommendations for site protection should be implemented.	_____	_____
2. The grading plans for each tentative map shall include at a minimum:		
- Preliminary quantity estimates for grading. Cut and fill onsite is to be balanced.		
- Erosion control techniques and designs.		
- Preliminary pad and roadway elevations.	_____	_____
<b>Biological Resources</b>		
1. Future approvals of plot plans, tentative tracts, and other land use entitlements within the Green Valley Specific Plan should be conditioned to participate in the mitigation plan approved for the San Jacinto River buffer zone.	_____	_____
<b>Public Utilities and Services</b>		
1. The applicant will cooperate with the EMWD in the acquisition of a site for a water storage reservoir. Prior to construction of the tank, environmental review shall be conducted to determine the possibility of impacts resulting from such construction and operation.	_____	_____

2. The project applicant will cooperate with the school districts to advise them of expected student loading at the time of tentative tract map submittal, and will work with the districts to insure that school facilities are available to serve the project and the community.

Comments:

**MITIGATION MONITORING CHECKLIST 3  
GREEN VALLEY SPECIFIC PLAN**

**THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE INTEGRATED WITH FINAL DESIGN**

<u>Measures</u>	<u>Monitor</u>	<u>Date</u>
	<u>Initial</u>	<u></u>

**Earth Resources**

1. Additional geotechnical analysis will be performed during project design to further evaluate near surface conditions.

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**Hydrology and Drainage**

1. Site runoff impacts and drainage control feasibility will be addressed in a detailed project drainage plan to be prepared during final design and subject to review by the City of Perris City Planning Director, Department of Public Works and the Riverside County Flood Control District. Specifically, the feasibility of relocating a portion of the Romoland Lateral A should be presented. Channel design shall incorporate 4:1 or less side slopes, maintenance access on 500 foot intervals and safety lighting.

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2. All local drainage channels and swales shall be designed to carry 100 year storm flood flows and shall be subject to approval of the City Engineer, Planning Director and RCFCDWCD. Channel design should incorporate 4:1 or less sideslopes, access at 500 foot intervals, trail system, safety lighting, fencing and landscaping consistent with the flood control purpose.

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3. Measures should be incorporated into project design to reduce runoff where feasible. Such measures could include use of pervious paving materials to achieve a measure of infiltration. Mulch can be used extensively in landscaped areas as a means of improving the water-holding capacity of the soil. Use of detention

storage has the benefit of accomplishing some infiltration as well as reducing the peak runoff volume.

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### Biological Resources

1. Subsequent to the approval of the regional river mitigation plan, any development within 375 feet of the river centerline must be consistent with areawide mitigation plans and is limited to stormwater conveyance connections to the river, bridge abutments, landscape/restoration modifications and recreational facilities consistent with the river mitigation plan.

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2. Permit requirements may be established by the Army Corps of Engineers relative to construction which affects wetlands. These requirements will become enforceable upon granting of the necessary permit.

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3. Mitigation of crownscale impacts rests with the RCFCDWCD within the established San Jacinto River right-of-way and mitigation area. Any applicant prepared plans for restoration and/or construction in the moratorium area must consider mitigation for crownscale.

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### Land Use

1. Residential structures, and other hazards to aviation (such as light standards), shall meet FAA Part 77 requirements (the zone has been previously defined in the EIR Finalizing Addendum). The regional park (Planning Area 7) shall be designed to prohibit spectator activities such as little league and soccer games within the clear zone. Passive recreation activities and non-spectator activities are appropriate within that portion of Planning Area 7 within the Clear Zone.

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2. Height limits within the clear and approach zones shall recognize the 20:1 approach and departure slope which is a condition of airport operation as permitted by California

**Traffic Circulation**

1. The applicant shall provide bus pull-out areas and shelters within the Specific Plan. The location and number of bus pull-outs shall be subject to approval of the City of Perris, RTA, and school districts and shall be at locations where it can be seen with assurance that the bus stop location will remain, prior to approval of any subdivisions within each phase.

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2. The Green Valley Specific Plan should incorporate access and internal circulation recommendations contained in the project traffic report.

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3. Bike racks and bike lockers should be provided in commercial and industrial areas as determined during development plan review.

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**Air Quality**

1. Project plans will need to be reviewed by the City of Perris to verify that TSM policies have been incorporated as fully as possible in order to meet the stated air quality objectives.

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**Noise**

1. Final engineering design will be reviewed by a recognized acoustical engineer to verify that measures have been incorporated and to ensure compliance with the recommended noise standards.

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2. The following design measures will allow the project to comply with the City's 70 dB CNEL exterior residential noise standard.

- Multi-family residences should be oriented whenever possible such that the patios and balconies are located on the side of the

building away from the arterials or other sources. In this way, buildings will present a solid barrier to traffic noise. If this is not possible, noise barriers with a minimum height of 5 to 7 feet will be required around the perimeters of patios and balconies directly facing Ethanac (east of Murrieta) and Murrieta. All common recreational areas should be located at the interior of the site buffered from the traffic noise by the residential buildings.

- For single family residences with rear yards abutting the arterials, noise barriers with a minimum height of 6 to 8 feet will be required around the property line adjacent to Case, Ethanac (east of Murrieta) and Murrieta.

- It is recommended that a noise barrier wall be provided along the project site's common boundary with the Perris Valley Wastewater Treatment Facility property. This wall will minimize future noise impacts as the wastewater facility undergoes planned expansions.

- Mitigation of this noise source is actually more easily accomplished at the treatment facility by providing mufflers on exhaust stacks, soundproof doors, and acoustic baffles. Such measures would be beyond the responsibility of the applicant but should be investigated with EMWD.

- All barriers should be continuous structures (without gaps or gates) and should be constructed of a material that is impervious to noise (eg. concrete block, stucco-on-wood, 1/4 inch plate glass, earth berm or any combination of these materials. It should be noted that the actual heights of barriers, patio walls and balcony walls will depend on the precise location of the structures, the elevation of the site relative to the arterials, and the set back of the buildings from the arterials.

3. The following measures are recommended to achieve school zone peak hour exterior noise standards of 67 dB(A).

- For school sites in Planning Areas 15 and 25, noise barriers with a minimum height of 6 to 8 feet may be required around property line of any play area adjacent to Green Valley Parkway.

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- All barriers should be continuous structures (without gaps or gates) and should be constructed of a material that is impervious to noise as identified previously.

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- An alternative to the above noise barriers is to orient the play areas away from the arterials so that they are buffered from the traffic noise by either distance or school buildings. The actual heights of barriers is dependent upon final site layout.

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4. In order to achieve interior noise standards, the following measures will be implemented. In some cases, interior noise standards will be achieved only by keeping windows closed at all times, in which case forced air ventilation systems must be used.

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- The noise report in the Technical Appendices, Appendix F contains numerous measures available to achieve interior noise standards (refer to pages 6 through 10). After specific building layouts for the various planning areas are determined, the design should be reviewed by a qualified acoustical engineer for a determination of the actual design measures applicable to specific proposed structures.

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### Aesthetics

1. Landscaping will be used to create screens and buffers, particularly for such project elements as parking structures, parking lots and storage areas. The landscape treatments and site design elements will create pleasing environments to replace the views lost as a result of the overall development.

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2. Extensive landscaping will be required along the eastern border of the site to mitigate views of wastewater treatment facilities. Extensive landscaping in conjunction with berms or walls in a 60 foot buffer area along the site boundary would substantially reduce the adverse visual impact of the project resulting from proximity to wastewater facilities.

\_\_\_\_\_

**Public Utilities and Services**

1. The applicant will use County fire protection requirements for designing structural fire protection features within the development.

\_\_\_\_\_

2. Additional project fire protection requirements to be implemented are contained in the Insurance Services Office Fire Suppression Schedule.

\_\_\_\_\_

3. Eastern Municipal Water District has indicated that there is an adequate supply of water and pressure to meet fire flow requirements. All water mains and hydrants will be provided to specifications of the City of Perris Ordinance, subject to approval of the Riverside County Fire Department.

\_\_\_\_\_

4. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the City of Perris, Eastern Municipal Water District, Riverside County Department of Health and Regional Water Quality Control Board. Such requirements will be applied at the subdivision or plot plan stage.

\_\_\_\_\_

5. The applicant shall submit to EMWD a project master plan of water facilities and sewer facilities. EMWD shall provide written approval of the plans. Any required revisions to the plans shall be made and approved prior to approval of any tract map.

\_\_\_\_\_



6. It is suggested that a water conservation goal for the project be established which would include a range of water savings devices and systems, landscape design and use of reclaimed water. A suggested goal is for the project to achieve a 15 percent reduction in water use from the stated demand. Methods of achieving this goal should include the following;

- The landscape plans for the proposed project should emphasize a planting scheme that minimizes water irrigation requirements. It is suggested that irrigation requirements be reduced by having at least one third of the plant palette call for use of drought-resistant, native vegetation. Xeriscape techniques should also be used in design of the final landscape scheme for the development. Also, the landscape plan should include plants that are tolerant of the increased minerals in reclaimed water.

- Efficient landscape irrigation systems should be developed, minimizing excess runoff and the watering of trees and sidewalks.

- Reclaimed wastewater will be used for the maintenance of all common open space landscaped areas within the project area as called for in the Specific Plan. Appropriate facilities will be installed to convey the reclaimed wastewater to areas within the site for irrigation. It is suggested that reclaimed water also be considered for sanitary uses within commercial and industrial buildings as well as schools. Use of reclaimed water shall be done in accordance with Title 22, California Administrative Code, and is also subject to the requirements and specifications of the Riverside County Health Department.

7. School sites within the Green Valley project are subject to Division of

Aeronautics and Department of Education review due to proximity to the active Perris Airport.

8. New utility lines will be installed underground and will be connected to the existing network of lines servicing the project area.

9. The Southern California Gas Company and the Southern California Edison Company can provide assistance in selection of effective energy conservation techniques, as well as assistance in infrastructure construction. The use of solar energy and waste heat recovery should be encouraged wherever feasible.

10. The County is required to reduce the overall solid waste stream by 25 percent (AB 162). The County is encouraging large projects to provide storage and transfer ability for recycled material (glass, newspaper, aluminum, etc.) in separate and enlarged trash enclosures. The applicant shall provide an area within planning areas 1,2,13,29,42,43, or 44 for a local drop-off station for recycling of newspapers, glass, and metal. The drop off station shall be constructed pursuant to existing City of Perris Ordinance.

11. Trash compactors will be installed as a standard feature in new homes.

Comments:

**MITIGATION MONITORING CHECKLIST 4  
GREEN VALLEY SPECIFIC PLAN**

**THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED PRIOR TO FINAL MAP RECORDATION**

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
<b>Earth Resources</b>		
1. The grading plans for each final map shall include at a minimum:	_____	_____
- Designation of areas of temporary borrowing of or depositing of material.	_____	_____
- Approximate time frames for grading including the identification of areas that will be graded during the higher probability rain months of January through March.	_____	_____
- Hydrology and hydraulic concerns and mitigation measures.	_____	_____

**Land Use**

1. Prior the recordation of any final map, the applicant shall install a 60 foot wide heavily landscaped buffer zone immediately adjacent to the common boundary of the project and the Perris Valley Wastewater Treatment Plant. A landscape plan for this buffer prepared by a licenced landscape architect shall be submitted to the City of Perris for review. If the 60 foot wide buffer falls entirely or partially on properties owned by EMWD, an agreement shall be executed by EMWD and the City to place any EMWD land so affected in a permanent open space easement for maintenance by the landscape maintenance district. If the required buffering plans demonstrate with certainty that something less than a 60 foot wide buffer will provide an acceptable separation between the residential/treatment plant uses, a

reduced buffering strip may be illustrated in the required Design Manual and submitted to the Planning Commission for approval.

2. Avigation easements shall be given to the owner of the Perris Valley Airport, and so noted on each final map. Avigation easements shall not restrict airport operations, but shall specify the types of activities included within the easement designation. Avigation easements will specifically include reference to an airport vicinity effects, noise impact, accident potential, fly-overs, miscellaneous effects such as potential damage from accidental fuel spills and airport expansion.

### Noise

1. The 65 CNEL noise contour shall be established as the performance criteria for residential site location. While the 65 CNEL contour is not projected to overlie any proposed residential planning areas, the contour should be specifically located in the future based on the number of operations and noise characteristics of the future aircraft. Such contours will be established by acoustical study and shall be incorporated prior to approval of a final map. (This measure applies to tracts adjacent to the airport).

### Public Utilities and Services

1. Specific fire water protection needs of commercial developments will be assessed on a case-by-case basis when the type of business is known. However, the specific plan will incorporate County fire protection policies to maximize internal fire safety including use of fire retardant building materials, specification of critical hydrant spacing, and requirements for use of fire sprinkler systems. All buildings will be constructed with fire retardant roofing materials.

2. Prior to recordation approval of any final tract map, the applicant shall execute agreements with EMWD for mechanisms to finance the additional 2.5 MGD of wastewater treatment capacity needed by the project.

\_\_\_\_\_

3. An agreement acceptable to the City of Perris must be executed between the developer and the school district for adequate provision of schools (land and funding for the construction of buildings and facilities) prior to the recordation of any final maps. If any school site is determined to be unacceptable to a serving school district, the uses proposed shall be reviewed and a revised proposal submitted.

\_\_\_\_\_

4. The applicant will provide mitigation in the form of school impaction fees either in conjunction with or separate from the school facilities agreements. School impaction fees may not exceed the state mandated limit of \$1.56 per square foot of building area in residential areas and \$0.26 per square foot of commercial building area.

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**Comments:**

MITIGATION MONITORING CHECKLIST 5  
 GREEN VALLEY SPECIFIC PLAN

THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED PRIOR TO ISSUANCE OF A GRADING PERMIT; INCORPORATED WITH GRADING PLAN

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
<b>Earth Resources</b>		
1. Cut and fill onsite is to be balanced to the greatest extent feasible. Any required import or export of material must be approved by the City Engineer prior to approval of grading plan. Route plans must include limitation to the duration for construction.	_____	_____
2. In liquefaction prone areas, the use of post-tensioned slabs is recommended. Alternately, a 3 foot thick fill mat underlain by a 1 foot thick gravel blanket could be used. Specific recommendations will be made on a site-by-site basis during final design. Soils and liquefaction reports must be submitted for each tract application. Review and approval by the City Engineer is required prior to issuance of grading permits.	_____	_____
3. In order to reduce the impacts of potential hazardous wastes on the site, sampling and chemical analysis of on-site soils and ponded waters are recommended. Prior to development of the site, each of the areas identified as having the potential for contamination will be thoroughly tested. The specific testing requirements should include at least the following;		
a. Sampling and chemical analysis of the surficial and near surface soils of the past agricultural areas of the site and within the existing nursery facility.	_____	_____
b. Sampling and chemical analysis of the surrounding subsurface soils within the immediate areas of the existing underground fuel tanks.	_____	_____

- c. Water sampling and testing within the pond areas of the project site.

Should any contamination be discovered, the Riverside County Health Department will be contacted for possible clean up measures. The affected areas will be thoroughly cleaned prior to grading activities.

### Hydrology and Drainage

1. No permits shall be issued until San Jacinto River flood control improvements to be constructed by Riverside County Flood Control and Water Conservation District are sufficiently complete as determined by the City Engineer and RCFCDWCD.

2. As part of the final grading plan, a comprehensive erosion and sedimentation control plan should be prepared detailing the measures to be implemented to control erosion from construction sites. Erosion control measures to be implemented include, but are not limited to, scheduling major grading activities during the dry season when possible, revegetation of graded areas within 30 days of final grading activities, use of site watering or dust blankets to control fugitive dust, and utilization of temporary drainage and sediment control devices. The erosion control plan will be subject to review and approval by the City of Perris and the California Regional Water Quality Control Board.

### Biological Resources

1. Any subsequent restoration or construction within the 375 foot area must be accomplished in accordance with necessary permits and approvals of the appropriate agencies such as California Department of Fish and Game, Army Corps of Engineers, U.S. Fish and Wildlife Service, RCFCDWCD and the City of Perris. Evidence of consultations and permit conditions must be submitted to the City of

Perris prior to issuance of any permit for development in the moratorium area.

2. Because this site is within the historic range of the Stephens kangaroo rat, mitigation measures designed to save this endangered rodent from extinction will be imposed on the Green Valley project even though no kangaroo rats are now present. The City of Perris has established a development fee for Stephens kangaroo rat habitat restoration which is applicable to the project.

3. Prior to City approval of and the issuance of any permit for the first increment of development authorized by the approval of the subject Specific Plan, the applicant shall consult with the State of California Department of Fish and Game, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service to determine if permits or approvals are necessary from such agencies for any action contemplated by this proposal. Such consultation shall be in writing, and copies of said correspondence, including responses from agencies, shall be submitted to the City of Perris Planning Department.

**Comments:**



MITIGATION MONITORING CHECKLIST 6  
GREEN VALLEY SPECIFIC PLAN

THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED PRIOR TO ISSUANCE OF A BUILDING PERMIT

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
<b>Earth Resources</b>		
1. Proposed structures on the site are expected to perform satisfactorily if designed in accordance with Uniform Building Code or local building codes, whichever has precedence.	_____	_____
<b>Land Use</b>		
1. The applicant will reimburse the airport owner for all work including permits required to relocate the ultralight runway, trim trees and provide safe operating conditions. Final alignment of the runway shall be established by the ultralight FBO's and airport owner.	_____	_____
<b>Traffic and Circulation</b>		
1. Prior to the issuance of building permits, the applicant shall pay Areawide Circulation Improvement Fees in accordance with the recommendations of the proposed Areawide Circulation Improvement Study. The applicant shall be credited against such fees for any Areawide circulation improvements constructed and paid for by the Green Valley development.	_____	_____
<b>Air Quality</b>		
1. Compliance with Title 24 regulations for energy efficient design will improve region-wide emissions due to energy production and use.	_____	_____

2. Consideration should be given to the use of solar energy to heat structures and swimming pools and to the protection of solar access and orientation of buildings.

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**Noise**

1. Mechanical equipment on commercial buildings should not emit noise at levels above 45 dBA measured at the nearest residential location.

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2. Equipment should be placed behind a barrier to attenuate noise as required. The height of the barrier is dependent upon the attenuation required.

\_\_\_\_\_

3. All inlet and exhaust system ducting should contain fibrous lining for noise reduction.

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4. All major items of noise producing equipment should be placed within an acoustically isolated room.

\_\_\_\_\_

5. Trash bins should not be located adjacent to residential areas.

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6. To minimize delivery truck loading and transportation impacts, walls should be placed in the immediate vicinity of the service areas to eliminate the line-of-sight from loading areas to nearby residential areas.

\_\_\_\_\_

7. Delivery trucks should avoid travel on residential streets.

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8. Deliveries between the hours of 10:00 pm and 7:00 am should be avoided.

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9. Truck staging, operations and parking should not be done adjacent to residential or school areas.

\_\_\_\_\_

**Aesthetics**

1. Significant adverse impact on Palomar Observatory operations can be avoided by incorporating lighting control measures similar or equivalent to those contained in the Riverside County Ordinance No.655. In general, the ordinance requires;

- using the least amount of lighting needed at each installation.
- shielding of lights to prevent direct upward illumination.
- turning off lights when they are not needed.
- establishing an eleven o'clock lighting curfew for some classes of lighting.
- using low pressure sodium vapor lights for roadway, parking and security purposes.

Any specific lighting standards or code regulations required by the City of Perris will supercede the above recommendations.

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**Public Services and Utilities**

1. Prior to the issuance of building permits, the applicant shall provide fire protection fees in accordance with the recommendations of the adopted public safety study.

\_\_\_\_\_

2. The Green Valley Specific Plan lies within an assessment district of the Eastern Municipal Water District with respect to water and sewer facilities and is subject to the payment of connection and other fees to pay for the provision of water and sewer service. Project water and sewer fees will be established by the EMWD.

\_\_\_\_\_

3. The State of California Department of Water Resources imposes the following requirements for water-efficient plumbing fixtures in structures:

o Health and Safety Code, Section 17921.3, requires low-flush toilets and urinals.



o Title 20, California Administrative Code, Section 1604(f), establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets.



o Title 20, California Administrative Code, Section 1606(b), prohibits the sale of fixtures that do not comply with regulations.



o Title 24, California Administrative Code, Section 2-5307(b), prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.



o Title 24, California Administrative Code, Sections 2-5352(i) and (j) address pipe insulation requirements. Insulation of water-heating systems is also required.



Comments:



**MITIGATION MONITORING CHECKLIST 7  
GREEN VALLEY SPECIFIC PLAN**

**THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION**

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
<b>Earth Resources</b>		
1. The Geological Feasibility Investigation located in the Technical Appendices, Appendix B contains specific recommendations to overcome adverse soil conditions which exist on-site. All grading and earthwork will be accomplished in accordance with standards and guidelines contained in that report.	_____	_____
2. Continuous observation and testing under direction of a qualified geotechnical engineer and/or engineering geologist shall be accomplished to verify compliance with the report recommendations and to confirm that the geotechnical conditions found are consistent with the report findings.	_____	_____
3. Regrading of the near surface soils as recommended in the geotechnical feasibility report should reduce seismic induced soil settlement to within tolerable limits.	_____	_____
<b>Hydrology and Drainage</b>		
1. Flood control facilities within each phase shall be constructed prior to or concurrently with the initial development within that phase.	_____	_____
<b>Historic Resources</b>		
1. Prior to grading and excavation activities, a grading conference should be held with equipment operators to brief them on the nature of cultural materials which are common to the area.	_____	_____

2. Upon discovery of suspected cultural or historical resources, the equipment operator or contractor will redirect the current excavation activity and will contact the designated project archaeological coordinator.

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3. Sufficient time will be allowed for qualified individuals to evaluate the resource in the field before restarting grading operations.

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4. In addition, it is recommended that a qualified archaeological historian monitor grading activities in the area of the possible "Settlers house" under the former NPI Nursery. The monitor should have the authority to stop excavations in the area should historical resources be unearthed.

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5. On a cumulative basis, qualified archaeologists, historians and paleontologists should monitor grading operations in sensitive areas on a case-by-case basis. This will mitigate any adverse impacts.

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#### Air Quality

1. Standard mitigation measures will be implemented to control fugitive dust emissions during construction as required by AQMD Rules 402 and 403. These rules contain a nuisance provision that gives an AQMD or City inspector wide latitude to enforce dust abatement, particularly in the event of a nuisance complaint.

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#### Noise

1. Construction activities near residential developments should be limited to daytime hours (7 am to 7 pm) six days per week and prohibited on Sundays and holidays.

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**Public Facilities and Services**

1. The capital cost of new water and sewer pipelines, pump stations, reservoirs and treatment works will be borne by the applicant and dedicated to the Eastern Municipal Water District after construction and certification.

2. All construction wastes generated on the site will be deposited in containers and disposed of by licensed waste haulers. The disposal of construction wastes including type and quantity will be done in accordance with all applicable state and county regulations.

**Comments:**

**MITIGATION MONITORING CHECKLIST 8  
GREEN VALLEY SPECIFIC PLAN**

**THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED AT THE DISCRETION OF THE CITY OF PERRIS**

<u>Measures</u>	<u>Monitor Initial</u>	<u>Date</u>
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**Earth Resources**

1. The level of perched groundwater in the vicinity of the former nursery should be monitored indefinitely due to its potential contribution to liquefaction. Any dewatering during construction will require a permit from Regional Water Quality Control Board.

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2. The City should develop a model grading ordinance as a means of protecting the area's valuable soil resources.

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**Hydrology and Drainage**

1. If RCFCDWCD modifies plans for the flood control improvements along the San Jacinto River and/or Romoland Line A, appropriate modifications shall be made to the specific plan through an amendment process.

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2. Cumulatively, mitigation of flooding impacts includes continuation of the existing drainage improvement program for the Perris Valley Storm Drain and the San Jacinto River and the continued collection of assessment district fees to implement regional drainage improvements.

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3. The City of Perris supports the San Jacinto River mitigation plan as a means to promote improvement of regional wildlife and water quality conditions.

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**Land Use**

1. In accordance with EMWD Ordinance NO. 66, service to residential and commercial properties within one quarter mile of the



facility cannot be initiated without recorded acknowledgement that the uses are subject to substantial odor impacts from the facility. Thus, all lands within 1/4 mile of the existing treatment facility shall have notice recorded of the presence of the facility. All homeowners shall be notified in writing prior to purchase that the treatment plant is located in close proximity to their home. and potential odors and noise may occur. A copy of such notification signed by each property owner shall be provided to the Planning Department prior to issuance of any occupancy permit.

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2. The Department of Real Estate Report and property title reports shall include avigation easement information. All properties within the Green Valley project shall be subject to the avigation easement restrictions. Avigation easements are attached to the title of properties and hence are transferred to subsequent owners.

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3. Vegetative barriers and buffers should also be provided between the specific plan area and active agricultural operations to the south and west. The Department of Conservation recommends that buffers be at least 300 feet in width.

\_\_\_\_\_

4. As an additional measure, the City's general plan revision process should consider other mechanisms to enhance agricultural land use activity, either permanently or temporarily. Such mechanisms would include right-to-farm ordinances, establishment of farmland trusts, creation of Williamson Act ag preserves, and enactment of transfers of development rights. Another mechanism may be a development fee which subsidizes the cost of water or labor for farm activities.

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5. The project includes a phasing aspect. The site owner should, through development agreements, be encouraged to retain agricultural use onsite for as long as feasible and compatible.

\_\_\_\_\_

**Traffic and Circulation**

1. Phased transportation improvements shall be installed by the applicant as required by the City Engineer. Any major rephasing of construction must be approved by the Planning Commission and minor rephasing may be approved administratively by the City Engineer and Planning Department.

The proposed improvements by phase are summarized below.

**Phase 1 Improvements**

- Ethanac Road shall be fully improved from SR 215 to Goetz Road along the north side (1/2 width) plus 14 foot landscaped median. Ethanac Road from SR 215 to Goetz Road along the south side shall be improved with a minimum of 22 feet wide paving.

- Murrieta Road from Ethanac Road to Case Road shall be fully improved to full width.

- Green Valley Parkway from the westerly boundary of planning areas 4 and 26 and the easterly boundary of planning area to Murrieta Road shall be improved to full width.

- Green Valley Parkway from southerly boundary of planning area 7 to Murrieta Road shall be improved with a minimum 30 feet wide paved road and concrete curb and gutter for future median at one side of centerline.

- Case Road from Ethanac to north of planning area 40 shall be improved to full width.

- Case Road from easterly project boundary to westerly project boundary shall be improved to 55 foot half width and shall include improvement of 2 existing bridges to full width. Case Road from this point northerly to the intersection of Perris Boulevard shall be improved with a minimum of two lanes in each direction

(plus left hand turn lanes) and any necessary drainage improvements.

- Contribute the development's fair share for the construction of a freeway bridge at Ethanac and SR 215.

- Construct or cause construction of the San Jacinto River bridge at Goetz Road to its ultimate width.

- The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 1 traffic signals are anticipated at the following locations;

- Murrieta at Case
- Ethanac Road at Murrieta
- Ethanac Road at I-215 southbound ramps
- Ethanac Road at I-215 northbound ramps
- Ethanac Road at Case Road

**Phase 2 Improvements**

- Green Valley Parkway from easterly boundary of planning area 35 to Ethanac Road, and Green Valley Parkway from southerly boundary of planning area 7 to Murrieta Road shall be improved to full width.

- A secondary paved access road (minimum 30 feet in width) shall be constructed from Green Valley Parkway to Murrieta Road. This access may utilize the proposed alignment of planning area 20 to Murrieta Road.

- The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 2 traffic signals are anticipated at the following locations;

- Ethanac Road at Green Valley Parkway
- Green Valley Parkway at Murrieta Road (N)
- Green Valley Parkway at Murrieta Road (S)

**Phase 3 Improvements**

- Widen Ethanac Road (2 lanes in each direction plus left turn lane) from I-215 to SR 74.

- Green Valley Parkway from the southerly boundary of planning area 7 to the westerly boundary of planning area 26 shall be improved to full width.

- Street "A" shall be improved to full width per county standards including a 14 foot landscaped median an 80 foot wide bridge over the Romoland channel.

- Goetz Road from Ethanac Road to northerly project boundary shall be improved with concrete curb and gutter located 43 feet from centerline with 55 foot half width dedicated right-of-way.

- The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris. Phase 3 traffic signals are anticipated at the following locations;

- Goetz Road at "A" Street
- Ethanac Road at Goetz Road

**Phase 4 Improvements**

- The developer shall post a cash deposit for the construction an installation of traffic signals when determined appropriate by the City of Perris.

- The need for traffic signal(s) for Case Road between Ethanac Road and Watson Road shall be determined at the time of individual development review. These signal(s) shall be constructed by the applicant.

2. Additional improvements to the areawide roadway system beyond these improvements, including traffic signals, may be warranted and are anticipated to be the shared responsibility of all developments in the

area, with Green Valley contributing a fair share of the cost of each.

3. The City of Perris will support and participate in demand management strategies contained within SCAG's Regional Mobility Plan and Air Quality Management Plan.

4. The City will implement a Park and Ride program to be funded from the proposed Traffic Impact Fee program that it is planning to implement. Upon development of a Park and Ride program by the City of Perris, the developer shall fund an appropriate number of spaces towards the program.

5. The City of Perris will participate in the proposed areawide traffic fee mitigation program.

6. The City of Perris will establish a transportation information services coordinator position within the City to be funded by the proposed traffic impact fee program. The position would have the responsibility developing and implementing City-wide information programs related to transportation and for providing guidelines to businesses regarding ways to reduce traffic, including shuttle service and ridesharing as a condition of lease. For commercial areas, the use of flex-time work scheduling and ridesharing coordination shall be considered. The position would coordinate with Caltrans in the dissemination of information about ride sharing, commuter services, rapid transit, bus service and park n ride.

#### Air Quality

1. The City of Perris should take an active role in implementing regional transportation strategies contained in the AQMP aimed at reducing vehicle travel. These should be implemented by incorporation in the City's Circulation Element of the General Plan.

2. It is suggested that TSM measures be substantiated through incorporation in a City Perris General Plan, Transportation Element.

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### Noise

1. To mitigate cumulative impacts, State and local standards are established to require attenuation in noise-impacted dwellings. Additionally, the City should establish noise zones where proposed projects within the zones could be required to provide special noise attenuation techniques on-site as well as to clearly impacted off-site areas.

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### Land Use

1. The City's general plan revision process should consider other mechanisms to enhance agricultural land use activity, either permanently or temporarily. Such mechanisms would include right-to-farm ordinances, establishment of farmland trusts, creation of Williamson Act ag preserves, and enactment of transfers of development rights. Another mechanism may be a development fee which subsidizes the cost of water or labor for farm activities.

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2. The General Plan of the City of Perris will be revised in the near future. The land use goals and policies, as well as the policies in other elements of the plan will reflect the magnitude of growth potential of the area. It is recommended that the general plan revision consider and integrate regional growth strategies, mobility strategies, and air pollutant emissions reduction strategies.

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### Housing and Population

1. The City of Perris should work with SCAG to develop realistic population growth

projections for the area. The upcoming general plan revision provides an opportunity to establish accurate population and land use consumption projections. It may be appropriate as well to establish a growth management objective in light of increased regulatory activity to achieve air quality standards. Commercial development proposals should be accompanied by fiscal and economic documentation at the time application for development is made.

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### Public Services and Utilities

1. The increased need for sworn police officers, personnel and equipment is expected to be provided through expenditures from the City General Fund. According to the preliminary fiscal analysis, the proposed project will generate sufficient revenues to cover costs of police protection at buildout.

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2. To mitigate cumulative impacts, it is expected that the project applicants will cooperate with the City of Perris to assure that sufficient effective services are provided to serve each project, thereby insuring a safe environment throughout the area. The principal means that this can be accomplished is through mitigation fees and or dedication of property for location of emergency services facilities. Further, development agreements must specify the timing of needed critical services such as fire protection.

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3. Consideration should be given to establishing a City-wide recycling program which makes it easy for residents to separate recyclables from their garbage and dispose of the recycled items.

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4. The County Solid Waste Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting

and high technology resource recovery.  
The implementation of any of these  
programs will reduce the increase in solid  
waste generation associated with the proposed  
project, thereby extending the life of  
affected disposal sites.

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Comments:



**MITIGATION MONITORING CHECKLIST 9  
GREEN VALLEY SPECIFIC PLAN**

**THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED FOR EACH PHASE OF DEVELOPMENT AND SHALL BE IMPLEMENTED AFTER OCCUPANCY (OPERATIONS)**

<u>Measures</u>	<u>Monitor</u>	
	<u>Initial</u>	<u>Date</u>

**Hydrology and Drainage**

1. Urban runoff impacts can be mitigated by employing the program outlined in the "Water Pollution Aspects of Street Surface Contaminants", published by the Environmental Protection Agency. This program provides recommendations for street cleaning and sweeping, prevention of pollutant generation, and for settling of runoff from various high traffic areas prior to discharge to surface channels. CC & R's for commercial developments should include provisions for regular cleaning and sweeping of paved surfaces.

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**Air Quality**

1. The project represents a significant share of the county mobile source air emissions. The impacts can be mitigated by development of a unified transportation system management (TSM) approach where a wide variety of transportation control measures are integrated into a comprehensive system of procedures and goals. An effective TSM program should include the following:

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- Coordination with the AQMD to implement regional strategies and tactics.

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- Development of Park and Ride facilities.

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- Encouragement of bicycle and pedestrian circulation alternatives (The project provides this opportunity).

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- Express transit access from the Green Valley area to other regional activity centers.

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- Encouragement of job-intensive uses to reduce the existing and growing jobs housing imbalance that promotes long commutes in and out of the local area. (The project provides this measure.)

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- Obtain commitments from individual project proponents to reserve land within their developments for public transportation access and park and ride facilities.

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### Public Services and Utilities

1. A site for a fire station which is acceptable to the planning director and fire department shall be dedicated within either planning area 29, 7 or 18. If the site is within planning area 18, a reconfiguration of the area must occur to allow adequate distances from intersections. A station should be operational prior to the 1000 dwelling unit being occupied.

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### Toxic Wastes

1. Industrial concerns within the project will be required to provide the Fire Department with a list of all hazardous materials used at the site, a description of where and how each is stored, and how each reacts to fire.

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2. The discharge of untreated toxic wastes into the surface water or storm drainage conveyance devices is prohibited by state and federal law.

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3. Proposed commercial and industrial uses which have the potential for either receiving, utilizing, creating, or storing of hazardous materials in production processes shall be required, as a condition of approval, to provide a hazardous materials plan outlining

treatment, handling, transportation, and disposal of hazardous wastes.

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**Fiscal**

1. Significant project-related deficits are projected to occur in Years 3, 4 and 5, of project buildout. It is suggested that the Green Valley Development Agreement address this substantial deficit situation. Possible mitigation could include assessment of permit fees for units constructed during those years to offset the deficits.

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**Comments:**

