

Lowe's Parking Lot Project  
Mitigation Monitoring  
and Reporting Program  
DPR 22-00011

Prepared for:

City of Perris

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## Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for use in ensuring the implementation of the required mitigation for the Lowes Parking Lot Project (project). The MMRP has been prepared in compliance with State law and the Lowes Parking Lot Project Initial Study/Mitigated Negative Declaration (IS/MND).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for the measures that are placed on a project to mitigate or avoid adverse effects on the environment (*California Public Resources Code, §21081.6*). CEQA states that the reporting or monitoring program shall be designed to ensure compliance during project implementation. The monitoring program generally contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and whom and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This MMRP includes mitigation measures from the Perris Valley Commerce Center Specific Plan (PVCCSP) Environmental Impact Report (EIR) and project-specific mitigation measures outlined in the Lowe's Parking Lot Project IS/MND.

### Mitigation Monitoring and Responsibilities

As the Lead Agency under CEQA for the project, the City of Perris (City) is responsible for ensuring full compliance with the mitigation measures adopted for the project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the Project area. In this regard, the responsibilities for implementation have been assigned to the applicant, contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will subsequently determine if modification to the Project is required and/or whether alternative mitigation is appropriate.

### Mitigation Monitoring and Reporting Program Checklist

Impact/Threshold	Applicable PVCCSP Mitigation Measures, Additional Project-Specific Project Design Features, or Additional Project-Level Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification		
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<b>Aesthetics</b>							
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<p><b>Applicable PVCCSP EIR Mitigation Measures</b> Refer to PVCCSP EIR mitigation measures MM Haz 3 and MM Haz 5 under Hazards and Hazardous Materials.</p>						
	<p><b>Additional Project-Specific Mitigation Measures</b></p> <p><b>A-1</b> Prior to issuance of grading permits, the project developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.</p>						
		Prior to issuance of grading permits	Verification of temporary construction lighting requirement on construction work plans	City of Perris Building Division			
<b>Air Quality</b>							
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<p><b>Applicable PVCCSP EIR Mitigation Measures</b></p>						
	<p><b>MM Air 1</b> To identify potential implementing development project-specific impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate</p>	Mitigation measure implemented with preparation of the IS/MND.					

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	analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.						
	<b>MM Air 2</b> Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.	Prior to issuance of grading permits	Approval of required traffic control plan	City of Perris Public Works and Engineering Administration Department			
	<b>MM Air 3</b> To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to	Prior to issuance of grading permits	Submittal of SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403	City of Perris Planning Division			

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	<p>grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),</li> <li>• Keeping disturbed/loose soil moist at all times,</li> <li>• Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,</li> <li>• Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and equipment leaving the site each trip,</li> <li>• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site,</li> <li>• Suspending all excavating and grading operations when wind gusts (as instantaneous gusts) exceed 25 miles per hour,</li> <li>• Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation,</li> </ul>						

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	<ul style="list-style-type: none"> <li>Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials,</li> <li>Replacement of ground cover in disturbed areas as quickly as possible.</li> </ul>						
	<b>MM Air 4</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.	Prior to issuance of building and grading permits	Verification that building and grading permits include required restriction	City of Perris Building Division			
	<b>MM Air 5</b> Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris' Building Division prior to issuance of grading permits.	Prior to issuance of grading permits	Verification that this requirement is included in contractor specifications	City of Perris Building Division			
	<b>MM Air 6</b> The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or US EPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PuriNOx unless it is unavailable in Riverside County at the time of project construction activities.	Prior to issuance of grading permits	Verification that this requirement is included in contractor specifications	City of Perris Building Division			

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	Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris' Building Division prior to issuance of a grading permit.						
	<b>MM Air 7</b> During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Building Division.	Prior to issuance of grading permits and during construction	Verification that this requirement is included in contractor specifications  Periodic review of equipment and maintenance records and equipment design specifications data sheets by the City	City of Perris Building Division			
	<b>MM Air 8</b> Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.	Prior to issuance of building permits	Verification that this requirement is included in contractor specifications	City of Perris Building Division			
	<b>MM Air 9</b> To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize "Super-Compliant" VOC paints,	Prior to issuance of building permits	Verification that this requirement is included in contractor specifications	City of Perris Building Division			

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	which are defined in SCAQMD's Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris' Building Division for compliance with the mitigation measure prior to issuance of a building permit for that project.						
	<b>MM Air 10</b> To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest URBEMIS model, or other analytical method determined by the City of Perris as lead agency in conjunction with the SCAQMD. The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis, or other appropriate analyses as determined by the City of Perris in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.	Mitigation measure implemented with preparation of the IS/MND.					
	<b>MM Air 19</b> In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall	Prior to conveyance of applicable streets	Verification that this requirement is included in applicable plans (e.g., electrical	City of Perris Building Division			

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	include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris' Building Division) prior to conveyance of applicable streets.		plans, improvement maps)				
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	<p><b>Applicable PVCCSP Mitigation Measures</b> Previously referenced PVCCSP EIR mitigation measures MM Air 2 through MM Air 9, and MM Air 19.</p>						
<b>Biological Resources</b>							
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California	<p><b>Applicable PVCCSP Mitigation Measures</b> Refer to project-level mitigation measures MM BR-1 and MM BR-2 below, which replace PVCCSP EIR mitigation measures MM Bio 1 and MM Bio 2 based on input from the CDFW.</p>						
	<p><b>MM BIO 6</b> Within areas of suitable habitat associated with the Narrow Endemic Plant Species Survey Area (NEPSSA) and Criteria Area Plant Species Survey Area (CAPSSA), focused plants surveys will be required for implementing projects. The MSHCP requires at least 90 percent avoidance of areas providing long-term conservation value for the NEPSSA and CAPSSA target species. If avoidance is not feasible, then such implementing projects will require the approval of a DBESP including appropriate mitigation.</p>	Mitigation Measure implemented with preparation of the IS/MND.					
	<p><b>Additional Project-Level Mitigation Measures</b></p>						

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Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	<p><b>MM BR-1</b> In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally February 1 to September 15 although the nesting season may be extended due to weather and drought conditions).</p> <p>If site-preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.</p> <p>If active nests are not located within the project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season.</p> <p>However, if active nests are located during the pre-activity field survey, the biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage,</p>	<p>Prior to the issuance of grading permits</p> <p>During construction activities during the nesting season of potentially occurring native and migratory bird species</p>	<p>Review and verification of pre-activity field survey</p> <p>Establishment of buffer and avoidance areas by a qualified biologist if required</p>	City of Perris Planning Division			

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	<p>etc.) to determine the efficacy of the buffer.</p> <p>If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished.</p> <p>Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City of Perris Planning Division for mitigation monitoring compliance record keeping.</p>						
	<p><b>MM BR-2</b> The project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of grading and construction activities on the project site. The survey shall include the project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit.</p> <p>In addition, if burrowing owls are observed during the MBTA nesting bird survey, to be conducted within three days prior to ground disturbance or</p>	<p>Within 30 days prior to commencement of grading and construction activities on the project site</p>	<p>Submittal of pre-construction survey for resident burrowing owl</p>	<p>City of Perris Planning Division</p>			



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	<p>relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan. The project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence.</p> <p>A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the CDFW prior to the start of project activities within the affected areas. When the qualified biologist determines that burrowing owls are no longer occupying the project site per the criteria in the Burrowing Owl Plan, project activities may begin within the affected areas.</p> <p>If burrowing owls occupy the project site after project activities have started, then construction activities shall be halted immediately. The project proponent shall notify the City of Perris Planning Division and the City shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.</p>	within the affected areas.	by the qualified biologist				
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<b>Applicable PVCCSP EIR Mitigation Measures</b>						
	Refer to project-level mitigation measures MM BR-1 and MM BR-2, which replace PVCCSP EIR mitigation measures MM Bio 1 and MM Bio 2 based on input from the CDFW.						
	<b>Additional Project-Level Mitigation Measures</b>						
	Previously referenced project-level mitigation measures MM BR-1 and MM BR-2.						

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established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.							
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	<b>Applicable PVCCSP EIR Mitigation Measures</b> Refer to project-level mitigation measures MM BR-1 and MM BR-2, which replace PVCCSP EIR mitigation measures MM Bio 1 and MM Bio 2 based on input from the CDFW.						
	<b>Additional Project-Level Mitigation Measures</b> Previously referenced project-level mitigation measures MM BR-1 and MM BR-2.						
<b>Cultural Resources</b>							
Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.	<b>Applicable PVCCSP Mitigation Measures</b>						
	<b>MM Cultural 1</b> Prior to the consideration by the City of Perris of implementing development or infrastructure projects for properties that are vacant, undeveloped, or considered to be sensitive for cultural resources by the City of Perris Planning Division, a Phase I Cultural Resources Study of the subject property prepared in accordance with the	Mitigation measure implemented with preparation of the IS/MND.					

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	<p>protocol of the City of Perris by a professional archeologist shall be submitted to the City of Perris Planning Division for review and approval. The Phase I Cultural Resources Study shall determine whether the subject implementing development would potentially cause a substantial adverse change to any significant paleontological, archaeological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by Riverside County and shall, at a minimum, include the results of the following:</p> <ol style="list-style-type: none"> <li>1. Records searches at the Eastern Information Center (EIC), the National or State Registry of Historic Places and any appropriate public, private, and tribal archives.</li> <li>2. Sacred Lands File record search with the NAHC followed by project scoping with tribes recommended by the NAHC.</li> <li>3. Field survey of the implementing development or infrastructure project site.</li> </ol> <p>The proponents of the subject implementing development projects and the professional archaeologists are also encouraged to contact the local Native American tribes (as identified by the California Native Heritage Commission and the City of Perris) to obtain input regarding the potential for native American resources to occur at the project site.</p> <p>Measures shall be identified to mitigate the known and potential significant effects of the implementing development or infrastructure project, if any.</p>						

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	<p>Mitigation for historic resources shall be considered in the following order of preference:</p> <ol style="list-style-type: none"> <li>1. Avoidance.</li> <li>2. Changes to the structure provided pursuant to the Secretary of Interior’s Standards.</li> <li>3. Relocation of the structure.</li> <li>4. Recordation of the structure to Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standard if demolition is allowed.</li> </ol> <p>Avoidance is the preferred treatment for known significant prehistoric and historical archaeological sites, and sites containing Native American human remains. Where feasible, plans for implementing projects shall be developed to avoid known significant archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the implementing projects shall be designed and landscaped in a manner, which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.</p> <p>The Phase I Cultural Resources Study submitted for each implementing development or infrastructure project shall have been completed no more than three (3) years prior to the submittal of the</p>						

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	application for the subject implementing development project or the start of construction of an implementing infrastructure project.						
Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	<b>Applicable PVCCSP Mitigation Measures</b>						
	Previously referenced PVCCSP EIR mitigation measure MM Cultural 1. Refer to project-level mitigation measures MM CR-1 and MM CR-2, which replace PVCCSP EIR mitigation measures MM Cultural 2 through MM Cultural 4.						
	<b>Additional Project-Level Mitigation Measures</b>						
	<b>MM CR-1:</b> Prior to the issuance of grading permits, the project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the project site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be	Prior to the issuance of grading permits	Approval of archaeologist by the City of Perris Director of Development Services	City of Perris Planning Division			

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	<p>subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project site or within the off-site Project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner shall commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered</p>	Upon completion of grading	Submittal of report of findings with the City of Perris Planning Division, the University of California, Riverside, and the EIC.				

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

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	<p>shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting tribe. This shall include, but not be limited to, an agreement that artifacts shall be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño tribal representative, determines that</p>						

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	<p>monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the project. It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to the excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be</p>						

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	<p>recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.</p> <p>If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources shall include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.</p>						
	<p><b>CR-2</b> Prior to project implementation, a Worker's Environmental Awareness Program (WEAP) training shall be provided by the project archaeologist. This training shall provide an overview of cultural and tribal cultural resources mitigation measures adopted for the project as well information related to what types of archaeological resources may be identified during ground-disturbing activities and the process required for inadvertent discoveries. All on-site personnel shall undergo this training,</p>	Prior to project implementation	Verify WEAP training occurred	City of Perris Planning Division			

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	including those that join the project later in the process.						
Disturb any human remains, including those interred outside of dedicated cemeteries.	<b>Applicable PVCCSP Mitigation Measures</b> Refer to project-level mitigation measure MM CR-3, which replaces PVCCSP EIR mitigation measure MM Cultural 6.						
	<b>Additional Project-Level Mitigation Measures</b>						
	<p><b>MM CR-3</b> In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may</p>	In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities	<p>Notification to the City of Perris Planning Division and the Riverside County Coroner</p> <p>Submittal of report of findings to the Eastern Information Center (EIC)</p>	City of Perris Planning Division			

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	<p>recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains shall be determined in consultation between the project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law shall apply and mediation with the NAHC shall make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public. The locations shall be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings shall be filed with the Eastern Information Center (EIC).</p>						
<b>Energy</b>							
Result in a potentially significant impact due or wasteful, inefficient, or unnecessary consumption of energy resources, during project	<p><b>Applicable PVCCSP Mitigation Measures</b></p> <p>Previously referenced PVCCSP EIR mitigation measure MM Air 19.</p>						

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construction or operation.							
Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	<p><b>Applicable PVCCSP Mitigation Measures</b> Previously referenced PVCCSP EIR mitigation measure MM Air 19.</p>						
<b>Geology and Soils</b>							
<p>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>iii) Seismic-related ground failure, including liquefaction.</p> <p>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site</p>	<p><b>Applicable PVCCSP Mitigation Measures</b></p> <p><b>MM GEO 1</b> Concurrent with the City of Perris' review of implementing development projects, the project proponent of the implementing development project shall submit a geotechnical report prepared by a registered geotechnical engineer and a qualified engineering geologist to the City of Perris Public Works/Engineering Administration Division for its review and approval. The geotechnical report shall assess the soil stability within the implementing development project affecting individual lots and building pads, and shall describe the methodology (e.g., overexcavated, backfilled, compaction) being used to implement the project's design.</p>		<p>Mitigation measure implemented with preparation of the IS/MND.</p>				

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landslide, lateral spreading, subsidence, liquefaction, or collapse.							
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>Applicable PVCCSP Mitigation Measures</b> Refer to project-level mitigation measure MM GS-1, which replaces PVCCSP EIR MM Cultural 5.						
	<b>Additional Project-level Mitigation Measures</b>						
	<b>MM GS-1:</b> Prior to the issuance of grading permits, the Project Applicant shall submit to and receive approval from the City of Perris Planning Division, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during all onsite and offsite subsurface excavation. The PRIMMP shall also include provisions for a Worker's Environmental Awareness Program (WEAP) training that communicates requirements and procedures for the inadvertent discovery of paleontological resources during construction, to be delivered by the paleontological monitor to the construction crew prior to the onset of ground disturbance. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the project site or within offsite project improvement areas until the paleontologist has been approved by the City.	Prior to the issuance of grading permits	Submittal and approval of a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP)  Submittal of a report of findings	City of Perris Planning Division			

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	<p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium, which might be present below the surface. The paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>						
<b>Greenhouse Gas Emissions</b>							
Conflict with an applicable plan,	<b><i>Applicable PVCCSP Mitigation Measures</i></b>						

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policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Previously referenced PVCCSP EIR mitigation measures MM Air 2 through MM Air 6 and MM Air 19.						
<b>Hazards and Hazardous Materials</b>							
Result in a safety hazard or excessive noise for people residing or working in the project area.	<b>Applicable PVCCSP Mitigation Measures</b>						
	<b>MM Haz 2</b> Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.	Prior to recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first	Verification of conveyance of an avigation easement to the MARB/March Inland Port Airport Authority	City of Perris Planning Division			
	<b>MM Haz 3</b> Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Prior to building permit issuance	Review and approval of site lighting plans	City of Perris Planning Division			
	<b>MM Haz 5</b> The following uses shall be prohibited: a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final	Prior to building permit issuance	Verification of requirements on building plans	City of Perris Planning and Building Divisions			

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	<p>approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.</p>						
<b>Noise</b>							
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the	<b>Applicable PVCCSP Mitigation Measures</b>						
	<p><b>MM Noise 1</b> During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.</p>	During excavation and grading	Verification that this requirement is included in contractor specifications	City of Perris Building Division			

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local general plan or noise ordinance, or applicable standards of other agencies?	<b>MM Noise 2</b> During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.	During construction	Verification that this requirement is included in contractor specifications	City of Perris Building Division			
	<b>MM Noise 3</b> No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.	During construction	Verification that this requirement is included in contractor specifications	City of Perris Building Division			
	<b>MM Noise 4</b> Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	During construction	Verification that this requirement is included in contractor specifications	City of Perris Building Division			
<b>Tribal Cultural Resources</b>							
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope	<b>Applicable PVCCSP Mitigation Measures</b> Refer to project-level mitigation measures MM CR-1, MM CR-2, and MM CR-3, which replace PVCCSP EIR mitigation measures MM Cultural 2 through MM Cultural 4 and MM Cultural 6.						
	<b>Additional Project-level Mitigation Measures</b> Previously referenced project-level mitigation measures MM CR-1, MM CR-2, and MM CR-3						

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of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?							
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape,	<b>Applicable PVCCSP Mitigation Measures</b> Refer to project-level mitigation measures MM CR-1, MM CR-2, and MM CR-3, which replace PVCCSP EIR mitigation measures MM Cultural 2 through MM Cultural 4 and MM Cultural 6.						
	<b>Additional Project-level Mitigation Measures</b> Previously referenced project-level mitigation measures MM CR-1, MM CR-2, and MM CR-3						

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sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.							
<b>Mandatory Findings of Significance</b>							

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Substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.	<b>Applicable PVCCSP Mitigation Measures</b> Previously referenced mitigation measures MM CR-1, MM CR-2, and MM CR-3						
	<b>Additional Project-Level Mitigation Measures</b> Previously referenced mitigation measures MM BR-1 and MM BR-2						