

EXHIBIT "B"

Section 4 – Mitigation Monitoring and Reporting Program

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with project development. The Project's Draft Environmental Impact Report (DEIR) includes mitigation measures to reduce the potential environmental effects of the Project. CEQA also requires reporting on, and monitoring of, mitigation measures adopted as part of the environmental review process (Public Resources Code Section 21081.6). This mitigation monitoring and reporting program (MMRP) is designed to aid the City in its implementation and monitoring of measures adopted from the Project.

Pursuant to State *CEQA Guidelines* Section 15097, a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of Project oversight provided by the "Responsible Party" listed in the following table. "Reporting" refers to written compliance review that will be presented to the decision-making body or authorized staff person identified in the table below. A report can be required at various stages throughout the Project implementation or upon completion of the mitigation measure. The following table provides the required information which includes identification of the potential impact, various mitigation measures, applicable implementation timing, agencies responsible for implementation, and the monitoring/reporting method for each mitigation measure identified.

The following list clarifies the meaning of each column in the following table:

Impact Category	Identifies a potentially affected resource/environmental condition.
Mitigation Measure	Those measures that will be implemented to minimize potential significant environmental impacts.
Monitoring Phase	The phase of the Project during which the mitigation measure shall be implemented and monitored.
Implementation Timing	The phase of the Project in which implementation and compliance will be monitored.
Responsible Party	Identifies the entity responsible for monitoring implementation of the mitigation measure.
Method of Reporting/Monitoring	Identifies mechanism by which implementation will be verified.

Throughout the document references may be made to the "Project Applicant", "Project proponent", and "Project developer"; these all refer to the party that is responsible for the Project at the time the specific event or requisite activity is taking place.

The mitigation measures contain several acronyms that are defined in the DEIR, but may not be defined in the following mitigation monitoring table. As used in the mitigation measures and consistent with the DEIR, these acronyms are defined as follows:

BMPs	Best Management Practices
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CFR	Code of Federal Regulations
DEIR	Draft Environmental Impact Report
FAA	Federal Aviation Administration
HMMP	Habitat Mitigation and Monitoring Plan
HPS	High-Pressure Sodium
HVAC	Heating, Ventilation, and Air Conditioning
LED	Light-Emitting Diode
MARBLPS	Low-Pressure Sodium
MARB	March Air Reserve Base
MBTA	Migratory Bird Treaty Act
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
PRCSD	Parks, Recreation and Community Services Department
RCA	Regional Conservation Authority (Western Riverside County)
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
TRU	Transport Refrigeration Unit

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Aesthetics	MM AES 1: To provide separation between the Project site and the adjacent residential uses and to be consistent with the wall constructed on the project located east of the Project site and north of Dan Kipper Drive, the developer shall install an 8-foot tall wall constructed of two-sided decorative masonry material along the Project site's northern property line and that portion of the Project's westerly property line adjacent to existing residential uses. As part of the Design Review process and prior to the issuance of a grading permit, the Project developer shall submit a revised site plan showing the 8-foot tall wall and the proposed materials and decorative treatment for such wall to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department	Approval of revised site plan Inspection of completed wall
Aesthetics	MM AES 2: For consistency with the Sycamore Canyon Wilderness Park Management Plan, the Project developer shall install fencing along the western boundary of the Project site. The fence and gate shall be constructed per the specifications of the City of Riverside Parks, Recreation, and Community Services Department Standard Detail No. 5520 and specifications. If the developer chooses to install a taller fence, a maximum 8-foot high fence is permitted. Note that increased fence height may require increased post, footing and rail sizes, which shall be engineered and stamped approved by a structural engineer. As part of Design Review and prior to the issuance of a grading permit, the developer shall submit a revised site plan	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department	Approval of revised site plan Inspection of installed fence and gate

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	showing this fence, the modified standard detail (if a fence taller than 8 feet is proposed), and specifications to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.			
Aesthetics	MM AES 3: If the Project developer wants to construct a private 8-foot tall tubular steel fence along the northern boundary of the trail, such fence shall be installed a minimum of three-feet from the edge of the trail and clear of the Fire Access/Parks Maintenance Road easement. If the Project developer chooses to construct said private fence, as part of Design Review and prior to the issuance of a grading permit the developer shall submit a revised site plan showing this fence as a separate graphic fence line and a materials board showing the proposed design and materials to the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval. If the Project developer chooses not to construct this private fence, this mitigation measure does not apply.	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department	Approval of revised site plan Inspection of installed private fence

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Aesthetics	MM AES 4: In order to screen views of the parking lot, loading docks, and trailer parking areas from the public right-of-way, the on-site fencing securing the trailer parking areas and the metal, manual operated gates that permit access to these areas shall incorporate an opaque layer (i.e., mesh or screening) that will withstand wind loads of 85 miles per hour. As part of Design Review and prior to the issuance of a grading permit, a revised site plan and materials board showing the proposed screening shall be submitted to the Community and Economic Development Department, Planning Division for review and approval.	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division	Approval of revised site plan Inspection of installed screening
Aesthetics	MM AES 5: To provide safe and controlled pedestrian and bicycle access to the Sycamore Canyon Wilderness Park in a manner consistent with the design and materials of the fence in mitigation measure MM AES 2 , the Project developer shall: a) Construct the proposed trail and access gates consistent with the City of Riverside Parks, Recreation, and Community Services Department trail and gates details and specifications and subject to the review and approval by the City of Riverside Parks, Recreation, and Community Services Department. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that identifies this standard and shows the Parks, Recreation, and Community Services Department Standard Trail Construction detail shall be submitted to the Parks, Recreation, and	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department	Approval of revised site plan Inspection of completed trail, access gates, fences, and signs

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	Community Services Department for review and approval. b) Install a galvanized steel swing arm gate access gate that locks in the open and closed positions at the trail and parking lot driveway entry. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for this gate and Standard Detail No. 5110 shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval. c) Install pedestrian/bicycle gates between the trail and parking lot and the beginning of the trail and between the western terminus of the trail and the Sycamore Canyon Wilderness Park per the City's standard pedestrian/bicycle gate. These gates shall be minimum 4-foot wide and constructed of material to match Standard Detail No. 5520 identified in mitigation measure MM AES 2. The pedestrian/bicycle gates shall be lockable in the open and closed position. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for these gates shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval. d) Install Parks, Recreation, and Community Services Department Standard PVC trail fence along the northern side of the trail in-between			

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	the Fire Access/Parks Maintenance Road and along those portions of the southern side of the trail where the grade drops 3 feet or more. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that references the Standard 3-rail PVC fence detail only and includes Parks, Recreation, and Community Services Department Standard PVC trail fence shall be submitted to the Parks, Recreation, and Community Services Department for review and approval. e) Install Parks, Recreation, and Community Services Department standard trail sign at the Project's western property line and at the proposed parking lot on Lot B of Tentative Parcel Map 36879. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that includes a note that states "PRCSD standard trail sign" and Parks, Recreation, and Community Services Department standard trail sign detail 12 shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.			

Aesthetics	MM AES 6: To provide access for fire and parks maintenance vehicles consistent with the intent of the Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan, the Project developer shall: - Design and construct the Fire Access/Parks Maintenance Road per the City of Riverside Fire Department requirements, including but not limited to, providing a 36,000 pound wheel load. As part of Design Review and prior to the issuance of a grading permit, the Fire Access/Parks Maintenance Road detail shall be submitted to the Community and Economic Development Department, Planning Division, the Parks, Recreation, and Community Services Department, and the City Fire Department for review and approval. - Install vehicular gates between the vehicular access road on the south end of the Project site and the eastern terminus of the Fire Access/Parks Maintenance Road and between the western terminus of the Fire Access/Parks Maintenance Road and the Sycamore Canyon Wilderness Park. The vehicular gates shall be double galvanized steel swing arm gates a minimum of 12-feet in width and provided with a Knox padlock. The gates shall lock in the open and closed positions per Park Standard Detail No. 5110. The gate at the western property line shall be constructed to match Standard Detail No. 5520. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the details of these gates and Park Standard Detail No. 5110 shall be submitted to the Community and Economic Development Department, Planning Division	Revised plans submitted and approved prior to issuance of a grading permit Construction	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department City Fire Department	Approval of revised site plan Inspection of Fire Access/Parks Maintenance Road, installed gates,
------------	---	--	---	---

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	and the Parks, Recreation, and Community Services Department for review and approval.			
Aesthetics	MM AES 7: To ensure there is adequate clearance for the fire vehicles, prior to building permit issuance the landscape plans shall be revised to relocate the trees shown on the trail and the Fire Access/Parks Maintenance Road such that all trees shall be setback from the trail and Fire Access/Parks Maintenance Road easements a minimum of 5 feet. Once planted, the developer shall maintain all trees such that a minimum 13.5-foot vertical clearance over the Fire Access/Parks Maintenance Road and a minimum 8.5-foot vertical clearance over the trail is provided and maintained. The revised landscape plans shall be designed per the City's Water Efficient Landscape and Irrigation Ordinance adopted on December 1, 2015 (http://aquarius.riversideca.gov/clerkdb/0/doc/215696/Page1.aspx). The revised landscape plans shall be reviewed and approved by City Design Review staff and Western Municipal Water District as part of Design Review prior to the issuance of a grading permit.	Revised landscape plans submitted and approved prior to building permit issuance Construction Operation	Community & Economic Development Department, Planning Division Parks Recreation, and Community Services Department City Fire Department	Approval of revised landscape plan Inspection of installed landscaping
Aesthetics	MM AES 8: To ensure that all roof-mounted equipment shall be adequately screened, prior to the issuance of a grading permit as part of the Design Review process, the proposed screening shall be reviewed and approved by Design Review staff.	Prior to issuance of a grading permit as part of Design Review	Community & Economic Development Department, Planning Division	Approval of plans showing proposed screening
Aesthetics	MM AES 9: To offset the long expanses of wall surfaces on Building 1 and Building 2, prior to the issuance of a grading permit as part of the Design	Revised architectural plan submitted and approved prior to	Community & Economic Development	Approval of revised architectural plans

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	Review process, revised architectural plans and elevations shall be submitted for review and approval by the City of Riverside Design Review staff. a) The revised architectural plans and building elevation for the west elevation of Building 1 shall include some of the same elements used on the front elevation to offset the long (1,394 feet) expanse of wall surface, including providing design techniques like those at the office areas on every corner of Building 1. The new design shall implement articulation to create pockets of light and shadow. b) The revised architectural plans and building elevation for the north elevation of Building 2 shall be articulated in the same manner as the front elevation and shall include the same elements used on the east elevation to offset the long (978 feet) expanse of wall surface. The exterior features provided at the office areas shall be provided on every corner of Building 2. The new design shall implement articulation to create pockets of light and shadow.	issuance of a grading permit as part of Design Review	Department, Planning Division	
Aesthetics	MM AES 10: To eliminate light spill and glow into the residential backyards to the north, lighting mounted on the north wall of Building 2 shall be placed on this wall as low as feasible to provide the required security lighting.	Revised lighting plans submitted prior to issuance of a building permit	Community & Economic Development Department, Planning Division	Approval of plans showing proposed screening

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Aesthetics	MM AES 11: In order to avoid the appearance of a flat wall, as part of the Design Review process prior to the issuance of a grading permit, revised plans showing the incorporation of design features such as articulation and the use of color on the 14-foot-tall wall proposed along the east side of the truck parking and loading docks east of Building 1 shall be submitted for review and approval by Design Review staff.	Revised site plan submitted and approved prior to issuance of a grading permit as part of Design Review	Community & Economic Development Department, Planning Division	Approval of revised architectural plans Inspection of constructed wall prior to issuance of a Certificate of Occupancy
Aesthetics	MM HAZ 4 below			
Air Quality	MM AQ 1: Solar or light-emitting diodes (LEDs) shall be installed for outdoor lighting. Prior to building permit issuance, the City shall verify building plans contain these features.	Prior to building permit issuance as part of the building plan check review process	Community & Economic Development Department, Planning and Building & Safety Divisions	Approval of building plans
Air Quality	MM AQ 2: Indoor and outdoor lighting shall incorporate motion sensors to turn off fixtures when not in use. The site and buildings shall be designed to take advantage of daylight, such that use of daylight is an integral part of the lighting systems. Prior to building permit issuance, the City shall verify building plans contain these features.	Prior to building permit issuance as part of the building plan check review process	Community & Economic Development Department, Planning and Building & Safety Divisions	Approval of building plans
Air Quality	MM AQ 3: Trees and landscaping shall be installed along the west and south exterior building walls to reduce energy use. Vegetative or man-made exterior wall shading devices or window treatments shall be provided for east, south, and west-facing walls with windows. Landscaping and/or building plans shall	Prior to building permit issuance as part of the landscaping and/or	Community & Economic Development Department, Planning and	Approval of landscaping/and or building plans for shading devices

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	contain these features and are subject to City verification prior to building permit issuance.	building plan review process	Building & Safety Divisions	Inspection of installed landscaping prior to issuance of a Certificate of Occupancy
Air Quality	MM AQ 4: Light colored “cool” roofs shall be installed over office area spaces and cool pavement shall be installed in parking areas. Prior to building permit issuance, the City shall verify building plans contain these features.	Prior to building permit issuance as part of the building plan check review process	Community & Economic Development Department, Planning and Building & Safety Divisions	Approval of building plans
Air Quality	MM AQ 5: Energy efficient heating and cooling systems, appliances and equipment, and control systems that are Energy Star rated shall be installed in future office improvement plans. Refrigerants and heating, ventilation, and air conditioning (HVAC) equipment shall also be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The efficiency of the building envelope shall also be increased (i.e., the barrier between conditioned and unconditioned spaces). This includes installation of insulation to minimize heat transfer and thermal bridging and to limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. The City shall verify tenant improvement plans include these features. The City shall verify these features are installed prior to issuance of occupancy permits.	Prior to building permit issuance for new construction and tenant improvements	Community & Economic Development Department, Planning and Building & Safety Divisions	Approval of building plans Inspection prior to issuance of a Certificate of Occupancy
Air Quality	MM AQ 6: Energy Star rated windows, space heating and cooling equipment, light fixtures,	Prior to building permit issuance for	Community & Economic	Approval of building plans

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	appliances, or other applicable electrical equipment shall be installed. Prior to building permit issuance, the City shall verify building plans contain these features.	new construction and tenant improvements	Development Department, Planning and Building & Safety Divisions	
Air Quality	MM AQ 7: All buildings shall be designed with “solar ready” roofs that can structurally accommodate future installation of rooftop solar panels. Prior to building permit issuance, the City shall verify roofs are “solar ready.” If future building operators are providing rooftop solar panels, they shall submit plans for solar panels to the City prior to occupancy.	Prior to building permit issuance	Community & Economic Development Department, Planning and Building & Safety Divisions	Approval of building plans
Air Quality	MM AQ 8: The Project’s landscaping plans shall incorporate water-efficient landscaping, in compliance with the City’s Water Efficient Landscape and Irrigation Ordinance 19.570. Landscaping plans shall be approved by the City verification prior to building permit issuance.	Prior to building permit issuance	Community & Economic Development Department, Planning Division	Approval of building plans
Air Quality	MM AQ 9: All building owners shall provide education about water conservation and available programs and incentives to building operators to distribute to employees.	Project operation	Community & Economic Development Department, Planning Division	Prior to issuance of a Certificate of Occupancy the Building Owner shall submit the education materials to be provided to the Building Operators and employees to the City for review and approval.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	MM AQ 10: Interior and exterior waste storage areas shall be provided for recyclables and green waste. Prior to occupancy permits, the City shall verify interior and exterior storage areas are provided for recyclables and green waste. The property operator will also provide readily available information provided by the City for employee education about reducing waste and available recycling services.	Prior to issuance of occupancy permits Project operation	Community & Economic Development Department, Planning Division	Inspection prior to issuance of a Certificate of Occupancy
Air Quality	MM AQ 11: Up to three electric vehicle charging stations shall be provided to encourage the use of low or zero-emission vehicles. Prior to building permit issuance, the City shall verify building plans contain electric vehicle charging stations.	Prior to building permit issuance	Community & Economic Development Department, Planning Division	Approval of building plans showing location of electric vehicle charging stations Inspection prior to issuance of Certificate of Occupancy
Air Quality	MM AQ 12: Adequate bicycle parking near building entrances shall be provided at the site. Facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking) shall be provided. Prior to building permit issuance, the City shall verify building plans contain adequate bicycle parking.	Prior to building permit issuance	Community & Economic Development Department, Planning Division	Approval of building plans showing location of parking
Air Quality	MM AQ 13: All facilities shall post signs informing users of requirements limiting idling to three minutes or less in excess of Title 13 of the California Code of Regulations, Section 2485. The City shall verify signage has been installed prior to occupancy.	Prior to occupancy	Community & Economic Development Department, Planning Division and Building & Safety Divisions	Inspection prior to issuance of a Certificate of Occupancy

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	MM AQ 14: Electrical hookups shall be installed at all loading docks to allow transport refrigeration units (TRUs) with electric standby capabilities to plug in when TRUs are in use. Trucks incapable of using the electrical hookups shall be prohibited from accessing the site as set forth in the lease agreement. The City shall verify electrical hookups have been installed prior to occupancy and shall confirm lease agreement includes such language.	Prior to occupancy Project operation	Community & Economic Development Department, Planning Division and Building & Safety Divisions	Inspection to confirm TRU installation and review of signed lease agreement(s) prior to issuance of a Certificate of Occupancy
Air Quality	MM AQ 15: Service equipment (i.e., forklifts) used within the site shall be electric or compressed natural gas-powered.	Project operations	Community & Economic Development Department, Building & Safety Divisions	Periodic inspections
Air Quality	MM AQ 16: The Building Operator shall support and encourage ridesharing and transit for the construction crew and regular employees by providing information on ridesharing and transit opportunities.	Project construction and operation	Community & Economic Development Department, Planning Division Building Operator	Prior to issuance of grading permit Project Applicant or Building Operator shall submit a plan that outlines the ridesharing and transmit information to be provided to the construction crew and employees.
Air Quality	MM AQ 17a: During grading, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards. Proof of compliance shall	Project grading	Community & Economic Development Department,	Prior to the issuance of a grading permit by the City, the Project Applicant or their Contractor shall submit evidence to the City that

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	be reviewed by the City prior to issuance of a grading permit.		Building & Safety Divisions Contractor	all off-road diesel-powered construction equipment meets or exceeds United States EPA Tier 3 standards.
Air Quality	MM AQ 17b: All medium- and heavy- duty diesel trucks entering logistics sites shall meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025 or be powered by natural gas, electricity, or other diesel alternative. Facility operators shall maintain a log of all trucks entering the facility to document that the truck usage meets these emission standards. This log shall be available for inspection by City staff at any time.	Project operation	Community & Economic Development Department, Code Enforcement Division Facility/Building Operator	Periodic inspection of truck logs
Air Quality	MM AQ 18: Locally produced and/or manufactured building materials shall be used for at least 10% of the construction materials used for the Project. Verification shall be submitted to the City prior to issuance of a building permit.	Prior to issuance of a building permit	Community & Economic Development Department, Planning and Building & Safety Divisions	Prior to the issuance of a building permit by the City, the Project Applicant or their Contractor shall prepare and submit a document to the City that verifies at least 10% of the construction materials are locally produced and/or manufactured.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	MM AQ 19: “Green” building materials shall be used where feasible, such as those materials that are resource efficient and recycled and manufactured in an environmentally friendly way. Verification of the feasibility or infeasibility of securing these materials shall be submitted to the City prior to issuance of a building permit.	Prior to building permit	Community & Economic Development Department, Planning and Building & Safety Divisions	Prior to the issuance of a building permit by the City, the Project Applicant shall prepare and submit a document to the City that verifies the feasibility or infeasibility of securing green building materials.
Air Quality	MM AQ 20: Pursuant to SCAQMD Rule 403 (e) – Additional Requirements for Large Operations – the Project will implement applicable dust control measures specified in Table 2 of the Rule and will implement additional measures specified in Table 3 of the Rule if performance standards cannot be met through use of Table 2 measures. The Project will submit a Large Operation Notification (Form 403 N) to the SCAQMD prior to commencing construction activities. Consistent with Rule 403, the following general-practice BMPs will be implemented as part of the Project’s construction specifications so that all construction-related emissions, including fugitive dust, would result in less than significant impacts: a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day. b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power	Prior to start of construction and grading	South Coast Air Quality Management District (SCAQMD) Community & Economic Development Department, Building & Safety Division Contractor	Submittal of SCAQMD Form 403-N to SCAQMD with copy to City. Periodic Inspection by City

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d) All vehicle speeds on unpaved roads shall be limited to 15 mph. e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points. g) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator if visible emissions are apparent to onsite construction staff. h) A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations			

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	MM AQ 21: To reduce VOC emissions during construction, the building construction activities and architectural coating (painting) activities shall not occur concurrently.	Construction	Community & Economic Development Department, Building & Safety Division Project Applicant Contractor	Prior to issuance of a building permit, the Project Applicant shall submit a construction schedule to the City showing that architectural coating will not occur at the same time as other construction activities.
Air Quality	MM AQ 22: The Project shall implement the following measures to reduce emissions from on-site heavy duty trucks within six months after operations commence: a) Post signs informing truck drivers about the health effects of diesel particulates, the requirement that idling times cannot exceed three minutes, and the importance of being a good neighbor by not parking in residential areas. b) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the building are in good condition, and in proper tune pursuant to manufacturer's specifications. The records shall be maintained on site and be made available for inspection by the City. c) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and	Operation	Community & Economic Development Department, Planning and Building & Safety Divisions Facility Operator	Prior to issuance of a certificate of occupancy, the Project Applicant or Facility Operator shall provide documentation of the location and text of signs informing truck drivers about the health effects of diesel particulates. The City shall periodically inspect records and daily logs.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	technologies, for example, by requiring attendance at California Air Resources Board approved courses (such as the free, one-day Course #512).			
Air Quality	MM AQ 23: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas.	Operation	Community & Economic Development Department, Planning Division Project Developer / Successor-in-Interest	Prior to issuance of a Certificate of Occupancy the Building Owner shall submit the information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles to the City for review and approval. .
Air Quality	MM AQ 24: Any yard trucks used on-site to move trailers in or around the loading areas shall be electric in place of traditional diesel powered yard trucks.	Project operation	Facility Operator	Periodic Inspection
Air Quality	MM AQ 25: The building operator shall provide signage or flyers that advise truck drivers of the closest restaurants, fueling stations, truck repair facilities, lodging, and entertainment.	Project operation	Community & Economic Development Department, Planning and Building & Safety Divisions Facility/Building Operator	Prior to issuance of a certificate of occupancy the Facility/Building Operator will provide the City with samples of the signs or flyers that will be used for City review and approval.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Biological Resources	MM Bio 1: To comply with the provisions of the MBTA and the California Fish and Game Code, potential impacts to nesting habitat (i.e., site grading or removal of trees) shall be limited to the times when birds are less likely to be nesting (i.e., the non-breeding season, approximately September to February) to the extent feasible. The period from approximately February 1 to August 31 covers the breeding season for most birds that may occur in the Project area. If construction is conducted during breeding season, a qualified biologist shall check potential nesting sites no more than three (3) days prior to any Project related ground disturbance or tree removal activities. If nesting birds are present, the area shall be avoided until young have fledged (as determined by a qualified biologist). Avoidance will involve prescribed 500-foot buffer zone for birds of prey and 100- to 300-foot buffer zone for songbirds from sensitive locations.	Prior to any ground disturbance between February 1 to August 31	Community & Economic Development Department, Planning and Building & Safety Divisions	Nesting Bird Survey Report submitted to City
Biological Resources	MM Bio 2: Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted on the Project site and within 150 meters (500 feet) by a qualified biologist 30 days prior to any ground disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If feasible, the owls will be relocated to the Sycamore Canyon Wilderness Park or to property owned by the California Department of Fish and Wildlife in proximity to the Project site.	Thirty days prior to any vegetation removal or ground-disturbing activities	Community & Economic Development Department, Planning and Building & Safety Divisions California Department of Fish and Wildlife if relocation of owls is required	Preconstruction Survey Report submitted to City

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Biological Resources	MM Bio 3: As required by the Project's DBESP, prior to issuance of grading permits the Project proponent shall provide evidence to the City Planning Division that a Habitat Mitigation and Monitoring Plan (HMMP) has been approved by the USFWS and CDFW for the Mitigation Area. Success criteria for the HMMP will include: 85% coverage of the existing riparian habitat, no more than 10% cover of non-native species, and reduction of supplemental watering during the last two years of monitoring. The Mitigation Area shall be monitored by a qualified biologist retained by the Project proponent for a minimum of five (5) years and monitoring reports shall be provided to the City, RCA, USFWS, and CDFW.	HMMP approved prior to issuance of a grading permit Monitoring for a minimum of five years	Community & Economic Development Department, Planning Division Qualified Biologist Regional Conservation Authority United States Fish and Wildlife Service California Department of Fish and Wildlife	Approved Habitat Mitigation and Monitoring Plan Periodic Monitoring Reports
Biological Resources	MM Bio 4: Prior to the issuance of any occupancy permit, the Project proponent shall provide evidence to the City Planning Division that the Mitigation Area has been placed under a conservation easement and dedicated to an approved mitigation entity to be managed in perpetuity.	Prior to issuance of occupancy permit	Community & Economic Development Department, Planning Division	Copy of recorded conservation easement
Biological Resources	MM Bio 5: Prior to any ground disturbing activities within jurisdictional waters, the Project proponent shall obtain the necessary authorization from the regulatory agencies for proposed impacts to jurisdictional waters. Impacts to jurisdictional waters shall require authorization by the corresponding regulatory agency. Authorization may include, but is not limited to, a Section 404 permit from the USACE, a Section 401 Water Quality Certification from the	Prior to any ground disturbance within jurisdictional areas	Community & Economic Development Department, Planning Division United States Army Corps of Engineers	City will be provided will evidence of issuance of regulatory permits related to impacts to jurisdictional waters

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW. Project-specific impacts to jurisdictional waters shall be mitigated by the USACE, CDFW, and the RWQCB where applicable.		Santa Ana Regional Water Quality Control Board California Department of Fish and Wildlife	
Biological Resources	MM Bio 6: The Project shall be required to comply with the following standard best management practices (BMPs) outlined in Volume I, Appendix C of the MSHCP: - A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be completed. - Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species	Construction	Community & Economic Development Department, Planning and Building & Safety Divisions Biological Monitor Construction Superintendent	Evidence of the completed training session Approval of Erosion Control Plan showing location of equipment and staging areas Periodic Inspections

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	identified in MSHCP Global Species Objective No. 7. - The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. - Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. - The Permittee, City of Riverside, shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.			
Biological Resources	MM Bio 7: The Project shall also comply with the following BMPs, not outlined in Volume I, Appendix C of the MSHCP:	Construction and Operation	Community & Economic Development Department,	Approval of lighting plans

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	- Any night lighting shall be directed away from natural open space areas and directed downward and towards the center of the development. Energy-efficient LPS or HPS lamps shall be used exclusively to dampen glare. - During construction, equipment storage, fueling, and staging areas will be located on areas of the site with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas will be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions will be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials will be reported to appropriate entities including but not limited to applicable jurisdictional City, USFWS, and CDFW, RWQCB regulated areas and will be cleaned up immediately and contaminated soils removed to approved disposal areas. - To avoid attracting predators of the species of concern during site grading and construction activities, the Project site will be kept clean of debris. All food related trash items will be enclosed in sealed containers and regularly removed from the site(s). This requirement will be addressed by the biologist conducting the training session prior to site grading.		Planning and Building & Safety Divisions Construction Superintendent	Approval of Erosion Control Plan showing location of equipment storage, fueling, and staging areas Periodic Inspections

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Biological Resources	MM BIO 8: To avoid impacts to the Sycamore Canyon Wilderness Park resulting from construction activity such as compaction and erosion. The Project developer shall provide a temporary barrier along the western portion of the Project site. Prior to issuance of a grading permit, the developer shall identify the type and location of this barrier to the City of Riverside Parks, Recreation, and Community Services Department for review and approval.	Prior to issuance of grading permit	Parks, Recreation, and Community Services Department Community & Economic Development Department, Building & Safety Division	Plans showing the location and type of temporary barrier shall be submitted to the City for review and approval
Biological Resources	MM AES 2 and MM AES 3 above			
Cultural Resources	MM CR 1: Prior to grading permit issuance: If there are any changes to project site design and/or proposed grades, the Applicant shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, Applicant and interested tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The Applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consult with the City. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resource to a nearby open space or	Prior to issuance of grading permit, if there are any changes to project site design and/or proposed grades	Community & Economic Development Department, Planning Division	Consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Cultural Resources	designated location on the property that is not subject any future development, erosion or flooding. MM CR 2: Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. 1. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include: a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists; c. Plan for the controlled grading within 50 feet of the boundaries of CA-RIV-8750, CA-RIV-	30-days prior to issuance of a grading permit	Community & Economic Development, Planning Division Qualified Archaeological Monitor	Archaeological Monitoring Plan Evidence that a qualified archaeological monitor has been retained shall be provided to the City

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	8751 and CA-RIV-8752. Grading within 50-feet of these sites shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the Project Archaeologist, in consultation with interested tribes, the Developer and the City. The archaeologist and Native Tribal Monitors shall ensure that the grading efforts in these areas are conducted in a manner that allows for the identification of subsurface cultural resources. Any resources observed shall be addressed in accordance with Mitigation Measure CR 3; d. The determination by the project archaeologist, Developer, City and Native Tribal Monitors as to which features of sites CA-RIV-8750, CA-RIV-8751 and CA-RIV-8752 can be successfully relocated to locations onsite that will be mutually agreed upon. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur; e. The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;			

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	f. The 3D modeling on all the sites located within the Project site, specifically in Areas 1 (CA-RIV-8750), 2 (CA-RIV-8751), and 3 (CA-RIV-8752), as delineated on the Site Plan attached to the Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts; g. The location of the Cottonwood Tree requested by the Morongo Band of Mission Indians for their tribal requirements shall be noted on the Archaeological Monitoring Plan. The Monitoring Plan shall address the timing of the removal of the tree by the Morongo Band of Mission Indians and transfer of the tree to them; and h. The scheduling and timing of the Cultural Sensitivity Training noted in Mitigation Measure CR 4.			
Cultural Resources	MM CR 3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries: 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from	Grading and construction	Community & Economic Development Department, Planning Division Project Applicant Landowner	Report prepared that documents the finding and disposition of any Native American cultural resources If resources are found and curated, a copy of the curation agreement shall be provided to the City

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;		Qualified Archaeological Monitor Native American Monitors	Completed Phase IV Monitoring Report

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and. d. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes: i. Information on the location of, up to, 13 protein residue tests on the site and one or more control sites, will be provided in the final report.			

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Cultural Resources	MM CR 4: Cultural Sensitivity Training: The County certified Archaeologist and Native American Monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report	Prior to grading	Community & Economic Development Department, Planning Division Qualified Archaeological Monitor Native American Monitors	Phase IV Monitoring Report
Greenhouse Gas Emissions	MM AQ 1 through MM AQ 16, MM AQ 18 and MM AQ 22 through MM AQ 25 above			
Hazards and Hazardous Materials	MM HAZ 1: Above ground storage tanks of more than 6,000 gallons of hazardous material shall not be permitted.	Construction and operation	Community & Economic Development Department, Planning Division	City shall not approve placement of an above ground storage tank for more than 6,000 gallons of hazardous materials. Evidence of language in lease agreement(s) stating that above ground storage of more than 6,000 gallons of hazardous materials is prohibited.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Hazards and Hazardous Materials	MM HAZ 2: A minimum of 45 days prior to submittal of an application for a building permit, the Project applicant shall inform the City of Riverside Planning Division and Building and Safety Division if any Project-related vertical structures or construction equipment will exceed 1711 AMSL. If it is determined that any Project-related vertical structures or construction equipment will exceed 1711 AMSL, the applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA Form 7460-1 is required to be filed, the City shall not issue a building permit until the FAA issues a determination stating that the proposed construction will not be a hazard to air navigation.	45 days prior to submittal of a building permit application	Community & Economic Development Department, Planning and Building & Safety Divisions Construction Contractor	Copy of filed FAA Form 7460-1 (if needed) and determination from FAA that construction will not be a hazard to air navigation
Hazards and Hazardous Materials	MM HAZ 3: The following deed notice and disclosure text shall be provided to all potential purchasers of the Project site property and tenants of the building: NOTICE OF AIRPORT IN VICINITY. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)	Prior to any sale of property of as part of any lease agreements	Community & Economic Development Department, Planning and Building & Safety Divisions Project Developer Building Operator	Evidence that the requisite disclosure of airport noise is included in lease agreement(s) shall be provided to the Community & Economic Development Department, Planning Division

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Hazards and Hazardous Materials	MM HAZ 4: The following additional MARB-required risk-reduction Project design features shall be incorporated into Project design: - o The Project will not include: ▪ Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or FAA-approved obstruction lighting; ▪ 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; ▪ Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area; ▪ Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation; or ▪ Although such uses are not anticipated, in Building 1: Children's schools, day care	Prior to issuance of a building permit	Community & Economic Development Department, Planning and Building & Safety Divisions	Plan check and design review

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly, noise sensitive outdoor nonresidential uses and hazards to flight are prohibited. ○ Any outdoor lighting that is installed will be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting will be downward facing; ○ March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result; ○ No skylights will be included; ○ Exterior walls will consist of 8-inch-thick solid grouted, 4-hour rated concrete masonry; ○ Building roof will consist of structural steel columns and steel roof structure framing elements, including structural steel decking; ○ Use of windows will be limited to only the structures' main entrances; ○ The structure will incorporate an enhanced fire sprinkler system to exceed California Fire Code requirements; and ○ The structure will include emergency exits that exceed the exit requirements set forth by the Riverside County Fire Code by approximately 15 to 20 percent.			

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	The applicant will not propose any uses prohibited or discouraged in Compatibility Zones C1 or D.			
Land Use and Planning	MM AES 2 and MM AES 3 above MM Bio 2, MM Bio 6, MM Bio 7, and MM Bio 8 above			
Noise	MM NOI 1: To reduce noise impacts to the surrounding residences and Sycamore Canyon Wilderness Park, prior to any Project-related construction or site preparation, a 12-foot tall temporary noise barrier shall be installed along the Project site's northern and western property line. The barrier shall be continuous without openings, holes or cracks and shall reach the ground. The barrier may be constructed with 1 inch plywood and provide a transmission loss of at least 23 dBA to ensure construction noise levels do not exceed 75 dBA at single-family residential units located near the proposed project. Other materials providing the same transmission loss shall also be permitted with the approval of the City Planning Division.	Prior to issuance of a grading permit	Community & Economic Development Department, Planning and Building & Safety Divisions Project Applicant Contractor	Submittal of plans showing location and materials of temporary noise barrier Inspection of installed barrier. Periodic inspections during construction
Noise	MM NOI 2: To attenuate initial impact noise generated when an excavator drops rock and debris into a truck bed, heavy grade rubber mats/pads shall be placed within the bed of the trucks. These mats shall be maintained and/or replaced as necessary.	Construction	Community & Economic Development Department, Building & Safety Division Project Applicant Contractor	Periodic inspection during construction

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	MM NOI 3: During all Project-related excavation and grading, construction contractors shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	Construction	Community & Economic Development Department, Building & Safety Division Project Applicant Contractor	Periodic inspection during construction
Noise	MM NOI 4: All stationary construction equipment shall be located so that emitted noise is directed away from the residences to the north and west and from the Sycamore Canyon Wilderness Park to the west.	Construction	Community & Economic Development Department, Building & Safety Division Project Applicant Contractor	Periodic inspection during construction
Noise	MM NOI 5: All construction equipment shall be shut off and not left to idle when not in use.	Construction	Community & Economic Development Department, Building & Safety Division Contractor	Periodic inspection during construction
Noise	MM NOI 6: All equipment staging during all phases of construction shall be located in areas that will create the greatest distance between construction-related noise/vibration sources and the residences to	Construction	Community & Economic Development Department,	Submittal of plans to the City showing staging area

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	the north and west and the Sycamore Canyon Wilderness Park to the west.		Building & Safety Division Contractor	Periodic inspection during construction
Noise	MM NOI 7: The use of amplified music or sound is prohibited on the Project site during construction.	Construction	Community & Economic Development Department, Building & Safety Division Contractor	Periodic inspection during construction
Noise	MM NOI 8: Haul truck deliveries shall be limited to the same hours specified for construction equipment.	Construction	Community & Economic Development Department, Building & Safety Division Construction Superintendent	Prior to issuance of a building permit, the Project Developer shall provide evidence that the construction bids and specifications identify the hours that construction-related deliveries may be received.
Noise	MM NOI 9: It is acknowledged that some soil compression may be necessary along the Project boundaries; however, the use of heavy equipment or vibratory rollers and soil compactors along the Project site's north and western boundaries shall be limited to the greatest degree feasible.	Construction	Community & Economic Development Department, Building & Safety Division Contractor	Contract documents Periodic inspection during construction

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	MM NOI 10: Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded and noise shall be directed away from the residences to the north and west and Sycamore Canyon Wilderness Park to the west.	Construction	Community & Economic Development Department, Building & Safety Division Contractor	Periodic inspection during construction
Noise	MM NOI 11: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign shall be posted at the Project site with the contact phone number.	Construction	Project Applicant's Construction Manager	On-site signage Periodic inspection during construction
Noise	MM NOI 12: No blasting shall take place on the Project site.	Construction	Community & Economic Development Department, Building & Safety Division Project Applicant Contractor	A note will be placed on the grading plans stating that blasting is prohibited. No blasting plan shall be approved by the City
Noise	MM NOI 13: To reduce noise associated with the use of back-up alarms, either ambient-sensitive self-adjusting backup alarms or manually adjustable alarms shall be used on all equipment in use on the Project site that requires a backup alarm. Ambient-sensitive self-adjusting backup alarms increase or decrease their volume based on background noise levels. The alarm self-adjusts to produce a tone that is readily noticeable over ambient noise levels (a	Project operations	Community & Economic Development Department, Code Enforcement Division Project Applicant	Evidence of language in lease agreement(s) requiring the use of either ambient-sensitive self-adjusting backup alarms or manually adjustable alarms on all equipment in use on the Project site that requires

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	minimum increment of 5 decibels is typically considered readily noticeable), but not so loud as to be a constant annoyance to neighbors. Close attention shall be given to the alarm's mounting location on the machine in order to minimize engine noise interference, which can be sensed by the alarm as the ambient noise level. These alarms shall be mounted as far to the rear of the machine as possible. An alarm mounted directly behind a machine radiator will sense the cooling fan's noise and adjust accordingly. If manually-adjustable alarms are used, each alarm shall be set at the beginning of each day and night shift. The manual setting feature eliminates the machine mounting location problem of the ambient-sensitive self-adjustable backup alarms. Alternatively, backup movements can be supervised with a guide and flagging system.		Building operators	a backup alarm shall be provided to the Community & Economic Development Department, Planning Division prior to issuance of a certificate of occupancy

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	MM NOI 14: To reduce operational noise at the residences located west of the Project site, no trucks shall use the northern access road or regular sized vehicle sized parking areas at Building 2 for site access, parking, queuing, or idling.	Project operations	Project Applicant Building operator	Revised site plan shall be submitted to the Community & Economic Development Department Planning Division showing the location of signage Evidence of language in lease agreement(s) prohibiting trucks from using the northern access road or vehicle sized parking areas at Building 2 shall be provided to the Community & Economic Development Department, Planning Division prior to issuance of a certificate of occupancy
Noise	MM NOI 15: A restriction of nighttime use between the hours of 10:00 PM to 7:00 AM shall be implemented for the portion of the loading area and trailer parking located just south of Building 2 and within 360 feet of the western property line as shown on Figure 5.12-6 – Operational Noise Levels (L_{eq}) with Mitigation .	Project operation	Community & Economic Development Department, Planning Division Project Applicant Building operator	Revised site plan shall be submitted to the Community & Economic Development Department, Planning Division showing the location of signage indicating the areas that may not be used at nighttime.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
				Evidence of language in lease agreement(s) restricting nighttime use in the specified areas shall be provided to the Community & Economic Development Department, Planning Division prior to issuance of a certificate of occupancy
Noise	MM NOI 16: Prior to finalization of building permit, the temporary 12-foot noise barrier shall be removed and the Project applicant shall work with City Design Review staff and the property owners of receptor location 3 (6063 Bannock) and receptor location 4 (6066 Cannich) to determine the design and materials for a noise barrier that is mutually acceptable to the Project Applicant, City Design Review staff, and the property owners. The noise barrier shall be ten-foot high installed at the top of the slope of the residential properties west of the Project site. The designed noise screening will only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. Noise control barrier may be constructed using one, or any combination of the following materials: masonry block; stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot; glass (1/4 inch	Prior to finalization of building permit	Community & Economic Development Department, Planning and Building & Safety Divisions	Evidence of the Project applicant's efforts to work with the affected property owners to construct the noise barrier shall be provided to the Community & Economic Development Department Planning Division. If a noise barrier is to be constructed, plans showing the location and materials shall be provided to the City prior to the issuance of a building permit, or proof of payment to residents.

Table 4-A – Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	thick), or other transparent material with sufficient weight per square foot; or earthen berm. Prior to the issuance of a Certificate of Occupancy for the Project, the Project applicant shall construct said noise barrier provided all of the property owners upon whose property the barrier is proposed to be constructed provide written authorization for such construction. The Project applicant shall provide written notice to the property owners of its intent to commence wall construction at least 90-days prior to the anticipated construction date. If all of the property owners do not authorize the construction of the wall in writing, including providing the applicant with all requisite legal access to the affected properties, within 60 days of applicant's written notice, the applicant shall instead pay to the property owners the equivalent cost to construct the wall, based on applicants good faith estimate.			
Noise	MM AQ 14 above MM HAZ 3 above			
Recreation	MM AES 2, MM AES 3, MM AES 5, MM AES 6, and MM AES 7 above			