

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 EIR (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 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is designed to aid the City in its implementation and monitoring of measures adopted for the Project.

Pursuant to State CEQA Guidelines Section 15097, a written MMRP 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. For each mitigation measure contained in the EIR, specifications are made herein that identify the action required and the monitoring that must occur.

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
BUOW	Burrowing Owl
CA-RIV-####	Trinomial Cultural Resource Numbering
CDFW	California Department of Fish and Wildlife
CFR	Code of Federal Regulations
dBA	A-weighted system decibel
GIS	Geographic Information System
LED	Light Emitting Diode
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
RWQCB	Regional Water Quality Control Board
SKRHCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service

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Mitigation Measure/ Condition of Approval	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
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Aesthetics						
MM AES-1						
To further reduce impacts related to light pollution, the Project's night lighting shall be directed away from natural open space areas within and adjacent to the Project site and directed downward and towards the center of the development. Energy efficient Low-Pressure Sodium (LPS) or High-Pressure Sodium (HPS) lamps shall be used exclusively to dampen glare.	Approval of Photometric Plan	Prior to the issuance of building permits	Community & Economic Development Department - Planning Division			
MM AES-2						
<p>Prior to the issuance of building permits, the Applicant shall submit a photometric (lighting) plan for approval by the Community & Economic Development Department, Planning Division. The approved light design requirements shall be included on the final building plan sheets. The lighting plan shall incorporate the following requirements:</p> <ul style="list-style-type: none">• The project shall be designed in such a manner as to prevent light spillage from the project to the adjacent and nearby open space areas• Project lighting shall not exceed an intensity of one foot-candle• Shielding shall be employed, where feasible• Any night lighting shall be directed away from natural open space areas and directed downward and towards the center of the development	Approval of Photometric Plan	Prior to the issuance of building permits	Community & Economic Development Department - Planning Division and Building & Safety Division Project Applicant			

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<ul style="list-style-type: none"> No project lights shall blink, flash, oscillate, or be of unusually high intensity or brightness Energy-efficient LPS or HPS lamps shall be used exclusively throughout the project site to dampen glare Exterior lights shall be only "warm" LED lights (<3000K color temperature). 						
Air Quality						
MM AIR-1						
The Project Applicant is required to record a covenant on the property (Parcels 1 and 2) that prohibit manufacturing, fulfillment center, and use of Transportation Refrigeration Units (TRUs). Proof of the record of covenant shall be submitted to the City of Riverside Planning Division prior to issuance of building permits.	Provide Copy of Recorded Covenant to the City	Prior to the issuance of building permits	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-2						
The Project applicant shall provide electrical hook ups to the power grid, rather than use of diesel-fueled generators, for electric construction tools, such as saws, drills and compressors and use of electric tools whenever feasible.	Provide photo documentation to the City	During construction activities	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-3						
The Project applicant shall provide information on transit and ridesharing programs and services to construction employees.	Provide copy of materials provided to construction employees to the City	During construction activities	Community & Economic Development Department - Planning Division Project Applicant			

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MM AIR-4						
The Project applicant shall post both interior and exterior facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to the California Air Resources Board (CARB), the South Coast Air Quality Management District (AQMD), and the building manager.	Photo documentation provided to the City	Prior to issuance of Certificate of Occupancy	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-5						
The Project applicant shall post signs at every truck exit driveway providing directional information to the truck route.	Photo documentation provided to the City	Prior to issuance of Certificate of Occupancy	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-6						
The Project applicant shall provide tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.	Provide copy of materials provided to tenants to the City	Within 60 days of tenant lease agreement execution	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-7						
The Project applicant shall include contractual language in tenant lease agreements that requires all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the project site to be zero-emission.	Copy of tenant lease agreement	Within 60 days of tenant lease agreement execution	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-8						
The Project applicant shall include contractual language in tenant lease agreements restricting trucks and support equipment from idling longer than 5 minutes while on site.	Copy of tenant lease agreement	Within 60 days of tenant lease agreement execution	Community & Economic Development Department - Planning Division			

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			Project Applicant			
MM AIR-9						
The Project applicant shall include contractual language in tenant lease agreements that prohibit cold storage operations unless a health risk assessment is conducted and the health impacts are mitigated, if found significant.	Copy of tenant lease agreement	Within 60 days of tenant lease agreement execution	Community & Economic Development Department - Planning Division Project Applicant			
MM AIR-10						
Include rooftop solar panels to the extent feasible, with a capacity to supply 15% of the entire Project's electrical demand.	Provide proof of purchase and installation of solar panels to the City	Prior to issuance of Certificate of Occupancy	Community & Economic Development Department - Planning Division Project Applicant			
Biological Resources						
MM BIO-1						
Prior to issuance of a grading permit, a Qualified Biologist shall collect seed during the blooming period for paniculate tarplant and Robinson's pepper grass throughout the proposed development footprint of the project, if they occur. The seeds shall be stored in accordance with the biologist's recommendations until restoration efforts are commenced within the existing and additional Restricted Property/conservation area. If seed is not collected prior to grading permit issuance then topsoil, where identified by the qualified biologist, shall be salvaged, and temporarily stored in accordance with the qualified biologist's recommendations until restoration efforts are commenced. On site restoration efforts shall incorporate the collected seed or salvaged topsoil.	Submittal of an email report prepared by Qualified Biologist to the City	Prior to the issuance of grading permits	Community & Economic Development Department - Planning Division Project Applicant Qualified Biologist			

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MM NOI-1						
MM BIO-2						
The Project has been designed to avoid direct construction impacts to riparian plant communities to the greatest extent feasible. Avoidance and minimization measures shall be included in the Project Specifications for the implementation during construction to further reduce the potential for any temporary, indirect impacts to occur to these areas during construction activities, including the following: <ul style="list-style-type: none">• Trash and other debris shall be properly disposed of and not left on-site in areas where it could fall into protected habitat.• Project boundaries shall be clearly marked with fencing, or other suitable type of marking material as directed by a qualified biologist. Vehicles and other Project construction personnel shall stay within these delineated Project boundaries.• Sensitive areas (i.e. jurisdictional drainage features, riparian habitats, and MSHCP Conservation Areas) in proximity to the construction footprint shall be clearly marked, with fencing or other suitable type of marking material as directed by a qualified biologist, for awareness and avoidance.• Refueling, washing, or other vehicular maintenance activities shall occur a	Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure, and Biological Monitoring Report.	During any ground-disturbing and construction activities	Community & Economic Development Department - Planning Division Public Works Project Applicant/Qualified Biologist Project Contractor			

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<p>minimum of 100 feet away from riparian areas, including the conserved riparian habitat.</p> <ul style="list-style-type: none"> Equipment would be maintained and checked at least daily for leaks. All vehicle leaks or other hazardous material leaks shall be contained and cleaned up immediately. All contaminated soil shall be removed from the site and disposed of properly. 						
MM BIO-3						
<p>During soil excavation, grading, or other subsurface disturbances, the construction contractor shall supervise provision and maintenance of all standard dust control BMPs to reduce fugitive dust emissions, including but not limited to the following actions:</p> <ul style="list-style-type: none"> Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent. Pave, periodically water, or apply chemical stabilizer to construction access/egress points. 	<p>Approval of Erosion Control Plan showing location of equipment and staging areas.</p> <p>Periodic inspections</p>	<p>During soil excavation, grading, or subsurface disturbance activities</p>	<p>Public Works Department</p> <p>Project Applicant</p> <p>Construction Contractor</p>			

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<ul style="list-style-type: none"> Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations always. Operate all vehicles on graded areas at speeds less than 15 miles per hour. Cover all stockpiles that would not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 						
MM BIO-4						
During construction, to address potential short-term impacts to water quality within the on-site drainages from construction runoff that may carry storm water pollutants, a SWPPP shall be implemented by the construction contractor as required by the California General Construction Storm Water Permit pursuant the Regional Board regulations. The SWPPP shall identify BMPs related to the control of toxic substances, including construction fuels, oils, and other liquids. These BMPs would be implemented by the construction contractor prior to the start of any ground clearing activity, shall be subject to periodic inspections by the City and the Project's hydrological consultant, shall be maintained throughout the construction period and remain in place until all landscape and permanent BMPs are in	<p>Inspection of Implemented BMPs identified on the SWPPP.</p> <p>Approval of Erosion Control Plan showing location of equipment storage, fueling, and staging areas.</p> <p>Periodic Inspections.</p>	Prior to initiation of and during construction activities	<p>Public Works Department</p> <p>Project Applicant</p> <p>Construction Contractor</p> <p>Project's Hydrological Consultant</p>			

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<p>place. BMPs shall be monitored and repaired if necessary, to ensure maximum erosion, sediment, and pollution control.</p> <ul style="list-style-type: none"> • The use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to conserved riparian habitat shall be prohibited. • All fiber roles, straw waddles, and/or hay bales utilized within and adjacent to the Project site shall be free of non-native plant materials. • Construction contractor shall comply with all litter and pollution laws. All contractors, subcontractors, and employees shall also obey these laws. • Water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities shall not be allowed to enter the conserved riparian habitat or be placed in locations that may be subjected to high storm flows. • Spoil sites shall not be located within jurisdictional areas and MSHCP Conservation Areas or locations that may be subjected to high storm flows, where spoil shall be washed back into the conserved riparian habitat where it would impact streambed habitat and aquatic or riparian vegetation. 						

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<ul style="list-style-type: none"> Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from Project related activities shall be prevented from contaminating the soil and/or entering the conserved riparian habitat. These materials, placed within or where they may enter the conserved riparian habitat or any party working under contract to the construction contractor, shall be removed immediately. No equipment maintenance shall be done within or near the conserved riparian habitat where petroleum products or other pollutants from the equipment may enter these areas under any flow. No broken concrete, cement, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or washings thereof, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into the conserved riparian habitat. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be 						

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deposited within 150 feet of the conserved riparian habitat.						
MM BIO-5						
<p>Prior to issuance of grading permit, the following measures shall be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to the conserved riparian habitat outside of the approved disturbance limits:</p> <ul style="list-style-type: none"> Construction worker training shall be provided by a qualified biologist at the first on-site construction meeting Project boundaries shall be clearly marked and or signs shall be erected near the top of slope adjacent to the conserved riparian habitat to prevent accidental/unauthorized intrusions during construction; and Staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to the conserved riparian habitat. 	<p>Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure.</p> <p>Provide the sign in/attendance sheet to the City demonstrating the Workers' Environmental Awareness Program was conducted by a qualified Biologist.</p> <p>Mark project boundaries.</p> <p>Mark staging areas.</p>	Prior to and during grading and construction activities	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p> <p>Project Applicant</p> <p>Construction Contractor</p> <p>Qualified Biologist/Biological Monitor</p>			

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MM BIO-6						
<p>Prior to issuance of occupancy permit, to reduce impacts to on-site riparian/riverine areas and suitable habitat for least Bell's vireo (LBVI), on-site mitigation shall include:</p> <p>1. Enhancement of a total of 1.58 acres of riparian habitat: 0.01-acre in Drainage A, 1.34 acres in Drainage B, and 0.23-acre in Area C.</p> <p>2. Create (establish) 0.61-acre of in-kind riparian woodland in Area C.</p> <p>3. Restoration of 0.02-acre of riparian habitat in Drainage B.</p> <p>4. The non-jurisdictional, non-riparian/riverine upland areas of slopes associated with the access road will be restored/replanted with native seed mix.</p> <p>5. The roadway/access to Parcel 1/Building A shall include culverts to provide a hydrological connection to the riparian habitat on the east side of the roadway and a corridor for small wildlife species.</p> <p>6. Revise the existing Restricted Property to include Parcel A (7.19 acres) and Parcel B (5.04 acres), with a combined area of 12.23 acres. The revised 12.23 acres</p>	<p>Inspection of implemented enhancements, creation, and restoration of on-site riparian/riverine and non riparian/rivering areas, including culverts.</p> <p>Recorded Parcel Map showing modifications to the Restricted Property</p> <p>Provide evidence the Restricted Property will be managed by a third party.</p>	<p>Prior to issuance of occupancy permit</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Regional Conservation Authority (RCA)</p> <p>California Department of Fish and Wildlife (CDFW)</p> <p>Project Applicant</p> <p>Construction Contractor</p>			

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Restricted Property shall be managed in perpetuity with an endowment funded by the developer and by a CDFW approved 3 rd party (such as Rivers and Lands Conservancy "RLC").						
MM BIO-7						
To reduce potential impacts to MSHCP covered species and to comply with the MSHCP, payment of the MSHCP mitigation fee shall be provided to the City of Riverside prior to issuance of a building permit for the project.	Proof of MSHCP mitigation fee payment	Prior to issuance of building permit	Community & Economic Development Department - Planning Division Project Applicant			
MM BIO-8						
Payment of the SKRHCP fee shall be provided to the City of Riverside prior to issuance of a grading permit for the project.	Proof of SKRHCP fee payment	Prior to issuance of grading permit	Community & Economic Development Department - Planning Division Project Applicant			
MM BIO-9						
If construction activity is conducted between September 1 st and January 31 st , then this mitigation measure is required prior to issuance of a grading permit. Federal Migratory Bird Treaty Act (MBTA) and/or state code protect all native bird species - both common and special status. In most scenarios, MSHCP coverage does not override the nesting bird protections provided by these. Impacts to nesting birds, both direct and indirect, can be minimized or eliminated by conducting	Preconstruction nesting bird survey report submitted to City by Qualified Biologist	Prior to issuance of grading permit for any ground disturbance between February 1 and August 31	Community & Economic Development Department - Planning Division Project Applicant Qualified Biologist			

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<p>work activities outside of the local breeding season.</p> <p>Although nesting can occur in any month in southern California for some species, breeding in the study area, given the habitat, would primarily be expected from about February 1 through August 31. Work from about September 1 through January 31 would avoid most negative affects to birds and nesting activity. If work must be done during the breeding season, surveys for nesting birds should occur no more than three (3) days prior to all vegetation clearing and ground disturbance.</p> <p>If active nests are found, they should be avoided until young have fledged. While there is no established protocol for nest avoidance, when consulted the CDFW generally recommends avoidance buffers of about 500 feet for raptors and threatened/endangered species and 100 – 300 feet for non-raptors. Adherence to these nesting bird recommendations will also avoid and/or mitigate impacts to special status bird species known from the project site which are not covered by the MSHCP.</p>						
MM BIO-10						
A focused BUOW survey must be conducted during the breeding season (four visits between March 1 st – August 31 st). Regardless of the result of those surveys, because of the presence of suitable habitat that could be occupied at	Submittal of a Preconstruction Survey, prepared by a Qualified Biologist, for burrowing owls to the City. If negative	Thirty days prior to any vegetation removal or ground disturbing activities	Community & Economic Development Department - Planning Division Project Applicant			

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any time, a one-day preconstruction survey must also be conducted 30 days or less before groundbreaking.	findings, no further action required.		Qualified Biologist California Department of Fish and Wildlife (CDFW) if relocation of owls is required			
MM BIO-11						
<p>During construction standard BMPs from Volume I, Appendix C of the MSHCP shall be implemented to avoid impacts to biological resources of the MSHCP. The following standard BMPs shall be included as Environmental Requirement Notes on the final grading plans to be reviewed and approved by City staff prior to issuance of a grading permit. The measures are as follows:</p> <ol style="list-style-type: none"> 1. 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 	<p>Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure and note BMPs.</p> <p>Provide the sign in/attendance sheet to the City demonstrating the Workers' Environmental Awareness Program was conducted by a qualified Biologist.</p> <p>Mark project boundaries.</p> <p>Mark staging areas.</p> <p>Inspection of Implemented BMPs</p>	Prior to issuance of grading permit	<p>Community and Economic Development Department – Planning Division</p> <p>Public Works Department</p> <p>Project Applicant</p> <p>Construction Contractor</p> <p>Qualified Biologist</p>			

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<p>routes to and project site boundaries within which the project activities must be accomplished.</p> <p>2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.</p> <p>3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</p> <p>4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</p> <p>5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.</p> <p>6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7.</p> <p>7. When stream flows must be diverted, the diversions shall be</p>	<p>identified on the SWPPP.</p> <p>Approval of Erosion Control Plan showing location of equipment storage, fueling, and staging areas.</p> <p>Periodic Inspections</p>					

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<p>conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</p> <p>8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p>						

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<p>9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</p> <p>10. 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.</p> <p>11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</p> <p>12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</p> <p>13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the</p>						

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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.						
Cultural Resources						
MM CUL-1						
<p>Prior to grading permit issuance if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site.</p> <p>The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural resources and paleontological resources as possible that are located on the project site if the site</p>	<p>Provide copy of consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation</p> <p>Halt any work in the event of inadvertent discoveries of archeological resources</p>	Prior to issuance of grading permits.	<p>Community & Economic Development Department - Planning Division and Historic Preservation Officer</p> <p>Project Developer/ Applicant</p> <p>Consulting Tribe(s)</p>			

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design and/or proposed grades should be revised.						
In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribes, to provide tribal monitoring for ground disturbing activities.						
MM CUL-2: Archaeological Monitoring						
At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities to identify any unknown archaeological resources.	Provide evidence to the City that a qualified Archeological Monitor has been retained.	At least thirty (30) days prior to issuance of grading permits and before any ground-disturbing activities.	Community & Economic Development Department - Planning Division and Historic Preservation Officer			
1. The project archaeologist, in consultation with consulting 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: <ul style="list-style-type: none"> a. Project grading and development scheduling. b. The development of a schedule in coordination with the developer/applicant, the 	Submit the approved Archaeological Monitoring Plan.		Project Developer/ Applicant			
	Provide copy of consultation logs showing Applicant's effort to contact interested tribes and outcome of each consultation.		Qualified Archaeologist			
			Consulting Tribe(s)			

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<p>project archaeologist, and for designated Native American Tribal Monitors from the consulting tribes for grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and project archeologist and Native American Tribal Monitors' authority to stop and redirect grading activities;</p> <p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resource evaluation.</p> <p>d. In conjunction with the Archeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the</p>						

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<p>ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.</p> <p>e. Treatment and final disposition of any archeological and cultural and paleontological resources, sacred sites, if discovered on the project site; and</p> <p>f. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-5.</p>						
MM CUL-3: Native American Monitor						
<p>Prior to issuance of grading permit, the developer/permit applicant shall engage each of the consulting tribe(s) regarding Native American Monitoring. The developer/permit applicant shall provide evidence to the City that they have reached an agreement with each consulting tribe(s) regarding the following:</p> <p>a. The treatment of known cultural resources.</p> <p>b. The treatment and final disposition of any tribal cultural resources, sacred sites, human remains, or archaeological and cultural resources inadvertently discovered on the Project site.</p>	<p>Provide evidence to the City that a qualified Archeological Monitor has been retained.</p> <p>Submit the approved Archaeological Monitoring Plan.</p> <p>Submit report that documents the finding and disposition of any Native American cultural resources</p>	Prior to issuance of grading permit	<p>Community & Economic Development Department - Planning Division and Historic Preservation Officer</p> <p>Qualified Archaeologist</p> <p>Applicant</p> <p>Project Applicant</p> <p>Consulting Tribe(s) /Native American Monitors</p>			

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<p>c. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and</p> <p>d. The designation, responsibilities, and participation of professional Tribal Monitor(s) during grading, excavation, and ground disturbing activities.</p> <p>If the developer/permit applicant and the consulting tribe(s) are unable to reach an agreement, the mitigation measure shall be considered satisfied if the developer/permit applicant provides sufficient documented evidence that they have made a reasonable good faith effort to reach an agreement, as determined by the City, with the consulting tribes with regards to items a-d, as listed above.</p>						
MM CUL-4: Treatment and Disposition of Cultural Resources						
<p>In the event the Native American cultural resources are inadvertently discovered during grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. Consulting tribe(s) will be allowed access to the discovery, to assist with the significance evaluation.</p>	<p>Provide the City evidence that consulting tribes have been notified within 24 hours of discovery</p> <p>Submittal of report that documents the finding and disposition of any Native American</p>	During construction activities (grading)	<p>Community & Economic Development Department - Planning Division and Historic Preservation Officer</p> <p>Consulting Tribe(s)</p> <p>Construction Contractor</p> <p>Landowner</p>			

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<p>2. Temporary Curation and Storage: During construction, all discovered resources shall be temporarily curated in a secure location on site. The removal of any artifacts from the project site shall require the approval of the Consulting Tribes and all resources subject to such removal must be thoroughly inventoried with a tribal monitor from each consulting tribe to oversee the process; and</p> <p>3. 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:</p> <p>a. Preservation-In-Place of the cultural resources, if feasible as determined through coordination between the project archeologist, developer/applicant, and consulting tribal monitor(s). Preservation in place means avoiding the</p>	<p>Cultural Resources to the City</p> <p>If resources are found and curated, provide a copy of the curation agreement to the City</p> <p>Submittal of a Phase IV Monitoring Report to City</p>		Project Applicant			

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<p>resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity.</p> <p>b. Accommodate the process for on-site 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, with an exception that sacred items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on sacred items, human remains, and grave goods. Any reburial process shall be culturally appropriate. List of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV report shall be prepared</p>						

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<p>by the project archeologist and shall be filed with the City under a confidential cover and not subject to a Public Records Request. The Tribe(s) should be able to access these areas in the future through enforceable agreement.</p> <p>c. If reburial is not feasible, a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will 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.</p> <p>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</p>						

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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 consulting tribes.						
MM CUL-5 Cultural Sensitivity Training						
The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity	Provide City with sign-in sheet for cultural and archaeological sensitivity training,	Prior to issuance of grading permit	Community & Economic Development Department – Planning Division			

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Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply if 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.	conducted by a qualified archaeologist, for all construction site personnel.		Historic Preservation Officer Project Developer/Applicant Qualified Archaeologist Consulting Tribe(s)			
MM CUL-6 Fencing of the Avoided Sites						
Prior to any earthmoving activities, the current boundaries of the avoided sites (CA-RIV-11770, CA-RIV-11772, CA-RIV-2486, two milling slicks within CA-RIV-2488, and CA-RIV-2489) will be fenced and identified as an Environmental Sensitive Area (ESA). The project applicant will ensure that appropriate temporary fencing is installed i.e., orange fabric/barrier fencing) to prevent any unintentional disturbances to CA-RIV-11770, CA-RIV-11772, CA-RIV-2486, two milling slicks within CA-RIV-2488, and CA-RIV-2489 during any earthmoving activities on the project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities have been completed and the wall in Parcel 4 has been constructed. The project archaeologist and Tribal Monitor(s) will be on site to monitor the fence installation and removal and will conduct daily inspections of the fencing to make sure that it is intact and has not been breached.	Submittal of plans showing installation of temporary construction fencing around identified sites to be avoided. Tribal Monitoring agreed upon in approved Archeological Monitoring Plan Inspection of installed temporary fencing Periodic inspections during construction	Prior to issuance of grading permit and any ground disturbing activities	Community & Economic Development Department – Planning Division and Building & Safety Division Historic Preservation Officer Project Applicant Qualified Archaeologist Consulting Tribe(s)/ Tribal Monitor(s) Construction Contractor			

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If the project archaeologist and/or Tribal Monitor(s) identify a breach of the fence, i.e., removal, cut, depressed, driven over or intentionally breached in any way, all work within a 25-foot buffer shall cease and the Project Applicant, City, project archaeologist and the Monitoring Tribe(s) shall meet and confer as to the best method to repair the fencing. The person(s) responsible for the breach and the Construction Supervisor (or appropriate supervisory personnel) shall be required to retake the sensitivity training provided at the beginning of construction, in addition to any other remedies considered appropriate.						
MM CUL-7 Relocation of Impacted Sites						
<p>Prior to any grading in the associated areas, the Project Applicant shall meet with the Project Archaeologist and the Consulting Tribe(s) in order to assess CA-RIV-11769, CA-RIV-2487, and two milling slicks within CA-RIV-2488 to determine the suitability for relocation to a permanent open space area. The Consulting Tribe(s) shall work with the Project Archaeologist, Project Applicant, and the grading contractor or appropriate personnel to ensure that every effort is made to relocate the Features safely and to discuss the most appropriate methods for relocation.</p> <p>Using professional archaeological methods, the milling slicks associated with Sites CA-RIV-11769, CA-RIV-2487, and CA-RIV-2488 shall be relocated to the planned open space area in the northern</p>	<p>Provide evidence to the City that the Project applicant has met with a qualified Project archaeologist and the Consulting Tribe(s) to assess cultural resources for relocation.</p> <p>Provide City with report prepared by Qualified Archaeologist detailing methods to be used for relocation.</p>	Prior to issuance of grading permit and grading activities.	<p>Community & Economic Development Department - Planning Division</p> <p>Historic Preservation Officer</p> <p>Project Applicant</p> <p>Qualified Archaeologist</p> <p>Consulting Tribe(s)</p> <p>Construction Contractor</p>			

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<p>portion of the Project site. The Tribe(s) should be able to access these areas in the future through enforceable agreement.</p> <p>Before construction activities may resume in the affected area, any visible artifacts shall be recovered and recorded, and the features recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process taken, and updated maps using sub meter GIS technology to document the new location of each feature.</p> <p>The relocation information shall be included in a Phase IV Monitoring Report. The site record should clearly indicate that the Features are not in their original location and why they were relocated.</p>	<p>Recordation of enforceable access agreement with Consulting Tribe (s) to relocated resources.</p> <p>Provide evidence to the City of recovery and recordation of visible artifacts.</p> <p>Provide evidence to the City that Department of Parks and Recreation forms for the sites have been updated.</p> <p>Submittal of a completed Phase IV Monitoring Report.</p>					
MM CUL-8 Long-Term Preservation Plan						
<p>Prior to occupancy, a Long-Term Preservation Plan (LTPP) shall be prepared among the City, Landowner, and Consulting Tribe(s). The LTPP should include the following:</p> <p>a) Description of archeological resources.</p> <p>b) Documentation of resources of concern, such as high-</p>	<p>Provide copy of consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation regarding the LTPP</p>	Prior to occupancy	<p>Community & Economic Development Department Planning Division</p> <p>Historic Preservation Officer</p> <p>Qualified Archaeologist</p> <p>Consulting Tribe(s)</p>			

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<p>resolution photographs or similar</p> <p>c) Listing of Preservation Actions to Date</p> <p>d) The determination of responsibility for care, maintenance, and guidance in the event preserved resources [CA-RIV-11770, CA-RIV-11772, CA-RIV-2486, two milling slicks within CA-RIV-2488, and CA-RIV-2489] should be vandalized or damaged. This section should also address responsibility for regular site condition assessments to determine if resources are being affected by project construction and later operations.</p>	<p>Provide copy of LTPP, prepared by a qualified archaeologist, to the City.</p>		<p>Project Applicant</p> <p>Construction Contractor</p>			
MM CUL-9 Controlled Grade						
<p>Sites CA-RIV-11769, CA-RIV-11770, CA-RIV-11772, CA-RIV-2486, CA-RIV-2487, CA-RIV-2488, and CA-RIV-2489 will be impacted during grading and construction activities and the soils surrounding them will be disturbed. Prior to any grading in the associated areas, the Project Applicant, the Consulting Tribes, and the City will formalize a written agreement to identify the area that will be subject to "Controlled Grading" during construction of the Project. The Pechanga and Soboba Tribes, the Project Applicant, and the City will develop an exhibit that outlines the area subject to</p>	<p>Provide copy of consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation regarding the controlled grading plan.</p> <p>Provide Controlled Grading Plan to City</p>	<p>Prior to issuance of grading permit and grading/construction activities</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p> <p>Historic Preservation Officer</p> <p>Qualified Archeologist</p> <p>Consulting Tribe(s)</p>			

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controlled grading, and that area will be highlighted on the rough grading plans, precise grading plans or other off-site improvement plans that may impact this site. "Controlled Grading" shall include, without limitation, the slow and deliberate excavation and removal of soils employing the smallest reasonable cuts in certain areas using light scrapers (for example Caterpillar 623 or 627), dozers (for example D6- D8), front end loaders, excavators, skip loaders, dump trucks, and motor graders. A controlled grading plan will be monitored by the Project Archeologist and Tribal Monitor(s) to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification of resources. Results of all controlled grading activities shall be included in the Phase IV monitoring report.	for review and approval Tribal Monitoring Periodic Inspections Submittal of a completed Phase IV Monitoring Report.		Project Applicant Project Contractor			
Geology and Soils						
MM GEO-1						
If one or more fossils are discovered during construction, all ground disturbing activities within 50 feet of the area of the find shall be ceased and the applicant shall retain a paleontologist who meets the Society of Vertebrate Paleontology (SVP) qualifications standards for the Project Paleontologist to oversee the documentation of the extent and potential significance of the find as well as recovery efforts. Ground-disturbing activities may resume around the finds at the discretion of the Project Paleontologist. If the fossils are significant pre the SVP's 2010 criteria, then	Submit report prepared by qualified paleontologist to to the City	During Construction activities	Community & Economic Development Department - Planning Division Qualified Paleontologist Project Contractor			

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paleontological monitoring shall be conducted on an as-needed bases for further ground-disturbing activities in the Project area.						
Greenhouse Gases						
MM AIR-1						
Same as above						
Hazards & Hazardous Materials						
MM AIR-1						
Same as above						
Noise						
MM NOI-1						
<p>Prior to issuance of grading and construction activities, should least Bell's vireo (LBVI) be present in the Sycamore Canyon Wilderness Park within 300 feet of the Project site, in Parcel 'A' on-site conservation area, or within Parcel B on-site conservation area within 100 feet of the development footprint, construction noise impacts shall be minimized through implementation of the following measure:</p> <ol style="list-style-type: none"> 1. A 12-foot-high temporary noise barrier shall be installed at the perimeter of the limits of disturbance between the construction activities and the adjacent Sycamore Canyon Wilderness Park to the north and east, and the on-site conservation areas as shown in DEIR Figure 5.11-5 – Construction Barrier. The barrier shall be continuous without openings, holes, or cracks, and 	<p>Submittal of a Preconstruction survey for LBVI to the City.</p> <p>Approval of Grading Plans. Plans must be in compliance with the required specifications of the mitigation measure.</p>	<p>Thirty (30) days prior to the issuance of grading permits and during any construction and ground-disturbing activities.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p> <p>Project Applicant</p> <p>Qualified Biologist</p> <p>Regional Conservation Authority (RCA)</p> <p>California Department of Fish and Wildlife (CDFW)</p> <p>Construction Manager</p>			

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<p>shall reach the ground. The barrier may be constructed with 1-inch plywood and provide a reduction of at least 10 dB(A) to ensure noise levels do not exceed 65 dB(A) L_{eq} at the Sycamore Canyon Wilderness Park and on-site conservation areas. Other barrier materials providing the same reduction shall also be permitted.</p> <p>2. Heavy grade rubber mats/pads shall be used within the bed of the trucks. These mats will help attenuate initial impact noise generated when an excavator drops rock and debris into the bed of the truck. These mats must be maintained and/or replaced as necessary.</p> <p>3. During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.</p> <p>4. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.</p> <p>5. Equipment shall be shut off and not left to idle when not in use.</p> <p>6. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related</p>						

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<p>noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.</p> <p>7. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.</p> <p>8. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 a.m. to 6:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays).</p> <p>9. The use of heavy equipment or vibratory rollers and soil compressors shall be limited along the Project boundaries to the greatest degree possible. It is acknowledged that some soil compression may be necessary along the Project boundaries.</p> <p>10. Any jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.</p> <p>For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to residents. A sign should be posted at the Project site with the contact phone number. This sign shall be posted at the Alessandro Boulevard</p>						

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frontage as well as the Barton Street frontage.						
Tribal Cultural Resources						
MM CUL-1						
Same as above						
MM CUL-2: Archaeological and Paleontological Monitoring						
Same as above						
MM CUL-3: Native American Monitor						
Same as above						
MM CUL-4: Treatment and Disposition of Cultural Resources						
Same as above						
MM CUL-5: Cultural Sensitivity Training						
Same as above						
MM CUL-6: Fencing of the Avoided Sites						
Same as above						
MM CUL-7: Relocation of Impacted Sites						
Same as above						
MM CUL-8: Long-Term Preservation Plan						
Same as above						
MM CUL-9: Controlled Grade						
Same as above						