
**BARKER LOGISTICS, LLC
INDUSTRIAL WAREHOUSE BUILDING
MITIGATION MONITORING
REPORTING PROGRAM**

**RIVERSIDE COUNTY, CALIFORNIA
AT PLACENTIA AVENUE & PATTERSON AVENUE**

Prepared for:

***COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 Lemon Street, 12th Floor,
Riverside, CA 92501
(951) 955-3025
Russell Brady, Contract Planner***

Prepared by:

**TEMPLETON
PLANNING GROUP**

20250 Acacia Street, Suite 260
Newport Beach, CA 92660
(949) 724-0640
Peter Templeton, Principal
Al Armijo, Environmental Director
C.J. Martinez, Planning Manager

Project Applicant:

***BARKER LOGISTICS, LLC
c/o ORBIS REAL ESTATE PARTNERS
280 Newport Center Drive, Suite 240
Newport Beach, CA 92660***

June 2020

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1.0 INTRODUCTION

The following is a Mitigation Monitoring Report Program (MMRP) for the Project, which has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Mitigation Measures from the EIR for the Project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement.

2.0 PROJECT DESCRIPTION

The Project involves a Plot Plan to allow development of a 699,630-square foot warehouse/logistics building with paved surface parking on a 31.55-acre property. The building dimensions are 42 to 49.5 feet (at its peak) in height, 1,098 feet long, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 98 truck/truck trailer bays will be located on the east and west elevation of the building.

Project development will include construction of the following off-site improvements.

- Widening of the northerly right-of-way of Placentia Avenue to its ultimate width as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461
- Placing the existing overhead utilities currently on power poles along the Project site southerly and westerly boundaries along Placentia Avenue underground; placing any Verizon or CATV communication lines currently overhead underground in a common trench with the Southern California Edison distribution lines
- Widening the easterly right-of-way of Patterson Avenue to its ultimate easterly limit as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461

Project development will necessitate grading of approximately 15,000 to 35,000 cubic yards of cut/fill that will be balanced on site. However, some import and export of soils may be required, depending on final development plans. Off-site grading will involve remedial grading to allow construction of the widened Placentia Avenue and Patterson Street.

Vehicular access points will be as follows.

- One full-turn movement truck access point from Placentia Avenue near the southeasterly corner of the Project site
- One full-turn movement truck access point at the northwesterly corner of the Project site aligned with Walnut Avenue, shared with the residence to the north of the Project site
- A full-turn movement vehicular ingress and egress point on Placentia Avenue at the northerly terminus of Tobacco Road

It is estimated that Project operation will result in 679 jobs.

Project development will include landscaping comprising a plant palette that features drought tolerant plants in conformance with County of Riverside requirements. Airport Land Use Commission requirements include providing areas within a Project site of a minimum dimension of 75 feet by 300 feet with plant material and other obstructions of not taller than four (4) feet.

Signage will be proposed at a later date and will be based on requirements of the Riverside County Code or a separate County-approved Master Signage Program.

Consistent with County requirements, the Project will provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. To this end, the Project includes photovoltaic cells on the building roof that will provide a minimum of 20 percent of the Project annual usage.

Project development, which will occur over an approximate 24-month period, will include construction of view-impenetrable walls ranging from eight feet in height to 17 feet along the easterly and westerly property lines where the Project site abuts residential uses. The walls are intended to attenuate Project-caused noise.

2.1 – Project Management

This MMRP identifies the implementation timing and responsible party for each Mitigation Measure identified in the Project EIR. This MMRP is applicable to all phases of the Project and will be used by the County of Riverside as follows.

- The County of Riverside, Community Development Department is the lead agency responsible for proper implementation of Mitigation Measures identified in the Project EIR.
- The County of Riverside has determined the Project will have a less than significant impact on the environment with implementation of Mitigation Measures identified in the Draft EIR and Final EIR for the Project.
- The County of Riverside will use this MMRP to ensure proper enforcement of each Mitigation Measure identified in the Draft EIR and the Final EIR.
- The County of Riverside will assign a Project Manager to supervise implementation of the proposed Project.

2.1.1 – Roles and Responsibilities of the Project Manager

- Enforce all Mitigation Measures identified in the MMRP
- Identify a responsible designee, if necessary, to enforce the MMRP in place of the Project Manger
- Retain appropriate specialists, as needed, to monitor specified mitigation activities and provide appropriate written approvals to the Project Manager
- Approve by signature and date the completion of each action item identified in the MMRP
- Approve by signature and date of completion any impact issue requiring no further monitoring
- Approve refinements to any Mitigation Measures as needed based on unanticipated circumstances arising during any phase of the Project
- Stop work of construction contractors if MMRP implementation is not achieved after issuance of written notification
- Hold issuance of a permit or completion notice/certificate until all Mitigation Measures are implemented

2.1.2 – General Procedures

MMRP Files

Files are established to document and retain records pertaining to implementation of Mitigation Measures in the MMRP. The Project Manager organizes MMRP files according to Mitigation Measures and Project phases.

Records and Implementation (R&I) Forms

Records and Implementation (R&I) Forms will be used to record document monitoring activity in a manner consistent with needed approvals for the Project. R&I Forms are incorporated in the MMRP files and will be prepared for each potential significant impact and its corresponding Mitigation Measure for each applicable Project phase. After compliance is verified for each Mitigation Measure, the Project Manager shall initial and date the Measure on the MMRP, and no further action is required for the specific phase.

Environmental Compliance Verification

The Project Manager will execute an Environmental Compliance Verification at the completion of construction contracts that are part of the overall Project development to verify environmental compliance and conclude the construction monitoring process for the contract.

Disposition of Monitoring Forms

All actions and completed R&I Forms are kept in the MMRP file at the County of Riverside during all Project phases. Reports are available upon request at the following address.

County of Riverside (Lead Agency)
Community Development Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

3.0 MITIGATION MONITORING REPORTING PROGRAM

The Project Manager will use the following table to enforce Mitigation Measures during each phase of the Project pursuant to Section 15097 of the California State CEQA Statutes and Guidelines and Public Resources Code Section 21081.6. This MMRP will be enforced pursuant to Section 2.1 Program Management and is designed to ensure compliance with the Project EIR Mitigation Measures.

Table 1: Mitigation Monitoring Reporting Program

General Note: To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the County prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
4.1 Air Quality						
MM-AQ-1	During Project site preparation and grading activity, all actively graded areas within the Project site shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.	Notes on Grading Plans; ongoing periodic on-site verification of appropriate watering treatments by the County of Riverside staff.	Ongoing during site grading.	Applicant, Contractors	Building & Safety Department	
MM-AQ-2	Truck access gates and loading docks within the truck court on the Project site shall be posted with signs that state as follows: <ul style="list-style-type: none"> Truck drivers shall turn off engines when not in use; Diesel delivery trucks servicing the Project shall not continuously idle for more than five (5) minutes once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged in compliance with the California Air Resources Board regulations; and, Telephone numbers of the building facilities manager and the California Air Resources Board to report violations. 	Verification of posting at Final Inspection.	Building permit Final Inspection.	Applicant & Contractors	Building & Safety Department	
MM-AQ-3	<ul style="list-style-type: none"> Site design shall allow for trucks to check-in within the facility area to prevent queuing of trucks outside the facility. Signs shall be posted in loading dock areas that instruct truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged. 	County Planning Department and County Building & Safety Department review of plans.	Plans verified prior to issuance of Building Permits. Implemented designs/facilities verified prior to issuance of Certificate of Occupancy.	Applicant	County Planning Department; County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-AQ-4	The Project shall be designed to incorporate electric vehicle charging stations and carpool parking spaces for employees.	County Planning Department and Building & Safety Department review of plans.	Plans verified prior to issuance of Building Permits. Implemented designs/facilities verified prior to issuance of Certificate of Occupancy.	Applicant	County Planning Department; County Building & Safety Department	
MM-AQ-5	The Project shall comply with provisions of the County of Riverside <i>Good Neighbor Policy for Logistics and Warehouse/Distribution Centers</i> as implemented through the Project Conditions of Approval.	County Planning Department and County Building & Safety Department review of plans.	Plans verified prior to issuance of Building Permits. Implemented designs/facilities verified prior to issuance of Certificate of Occupancy. Ongoing monitoring of Good Neighbor Operational Policies.	Applicant, Contractors	County Planning Department; County Building & Safety Department	
MM-AQ-6	The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.	Planning Department and Building & Safety Department review of plans.	Ongoing during Project development Plans verified prior to issuance of Building Permits. Implemented designs/facilities verified prior to issuance of Certificate of Occupancy.	Applicant, Contractors	Planning Department; Building & Safety Department	
4.4 Biological Resources						
MM-BR-1	Prior to commencement of any development activity on the Project site, the Project Applicant/Developer shall remit required Multiple Habitat Species Conservation Plan fees to the County of Riverside.	Receipt of MSHCP fee.	Prior to issuance of the first grading permit.	Applicant	County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-BR-2	Prior to commencement of any grading activities, the developer shall conduct a 30-day burrowing owl pre-construction clearance survey. If burrowing owls and/or birds displaying nesting behaviors are observed within the Project site during future Project development, further review may be necessary to ensure compliance with the Multiple Species Habitat Conservation Plan, Migratory Bird Treaty Act, and California Fish and Game Code.	Applicant provision of burrowing owl survey to County Environmental Programs Department (EPD). Compliance with any subsequent EPD requirements.	Prior to issuance of the first grading permit.	Applicant, Project Biologist	County EPD	
MM-BR-3	Prior to commencement of any development activity on the Project site, the Project Applicant/Developer shall remit required Stephens' Kangaroo Rat HCP Mitigation Fee to the County of Riverside in compliance with County of Riverside Ordinance No. 663.10; SKR HCP.	Receipt of Stephens' Kangaroo Rat HCP Mitigation Fee.	Prior to issuance of the first grading permit.	Applicant	County Building & Safety Department	
MM-BR-4	The Project developer/Applicant shall conduct a pre-construction clearance survey prior to commencement of grading activities.	Written evidence of the survey provided to County EPD.	Prior to issuance of the first grading permit.	Applicant	County EPD, County Building & Safety Department	
MM-BR-5	In coordination with the RCA, if ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the commencement of any ground disturbing activity to ensure no nesting birds will be disturbed during Project development. Furthermore, the biologist who conducts the clearance survey should document a negative survey with a brief letter report indicating no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside a 300-foot buffer around the active nest. For raptor species, the buffer is expanded to 500 feet. Furthermore, it is recommended a biological monitor be present to delineate the boundaries of the buffer	Provision of any required clearance survey(s) to EPD.	Prior to issuance of the first grading permit; on-going during ground disturbing activities.	Applicant, Project Biologist	County EPD, County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
	area and to monitor the active nest to ensure nesting behavior is not adversely affected by construction. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. The nesting bird clearance survey shall include a pre-construction burrowing owl clearance survey to ensure that burrowing owl remain absent from the Project site.					
4.5 Cultural Resources						
MM-CR-1	<p>Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.</p> <p>Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and</p>	<p>Evidence provided to the County Planning Department that a qualified Project Archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP).</p> <p>CRMP to be reviewed and approved by County Planning Department and County Archaeologist.</p>	<p>Verified contract with qualified Project Archaeologist and CRMP approval prior to issuance of first the first grading permit. Archaeological resources monitoring ongoing during ground disturbing activities.</p>	Applicant, Project Archaeologist	County Planning Department and County Archaeologist	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
	location of inspections will be determined by the Project Archaeologist.					
MM-CR-2	<p>If during ground disturbance activities, unique cultural resources* are discovered, the following procedures shall be followed:</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the archaeologist, the tribal representative, and the Planning Director to discuss the significance of the find.</p> <p>ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading or further ground disturbance shall not resume within the area of the discovery until a decision has been made through consultation with all relevant parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will continue if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p>	Applicant/contractors required to contact County Archaeologist in the event of potentially significant cultural resources find(s).	On-going during ground-disturbing activities.	Applicant, Project Archaeologist	County Planning Department, County Archaeologist	

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	<p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause damage to a unique archaeological resource, the County shall determine if reasonable efforts can be formulated to permit any or all of these resources to be preserved in place or left in an undisturbed state. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the County Planning Director for decision. The County Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe(s).</p> <p>* Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p>					

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-CR-3	Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.	Phase IV Cultural Resources Monitoring Report reviewed and approved by County Planning Department and County Archaeologist.	Prior to Grading Permit Final Inspection.	Applicant, Project Archaeologist	County Planning Department	
4.7 Greenhouse Gas Emissions						
MM-GHG-1	The Project shall implement Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.	The County shall verify incorporation of the Screening Table Measures	The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.	Applicant	County Planning Department, County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-GHG-2	The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.	The County shall verify implementation of CAP Update Measure R2-CE.	CAP Update Measure R2-CE1 within the Project building plans and site designs verified prior to the issuance of building permit(s) and/or site plans (as applicable). Implementation of CAP Update Measure R2-CE1 verified prior to the issuance of Certificate(s) of Occupancy.	Applicant	County Planning Department, County Building & Safety Department	
MM-GHG-3	The Project shall comply with applicable provisions of the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution Centers as implemented through the Project Conditions of Approval.	Planning Department and Building & Safety Department review of plans.	Plans verified prior to issuance of Building Permits. Implemented designs/facilities verified prior to issuance of Certificate of Occupancy. Ongoing monitoring of Good Neighbor Operational Policies	Applicant, Contractors	County Planning Department; County Building & Safety Department	
4.8 Hazards						
MM-HA-1	Prior to issuance of a grading permit for site preparation for the proposed warehouse/logistics building, the Applicant shall complete and submit an asbestos and hazardous materials survey of all irrigation pipes and building materials for review and approval of the County of Riverside Department of Environmental Health (DEH) Should asbestos containing materials (ACMs) be identified on-site, such materials shall be handled and disposed of by licensed contractors	Review and approval of hazardous material survey by County DEH.	Hazardous materials survey reviewed and approved prior to issuance of the first grading permit. Ongoing monitoring for ACMs during site disturbing activities.	Applicant, Contractors	County DEH, County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
	in accordance with all appropriate regulatory agency guidelines.					
4.12 Noise						
MM-N-1	<p>The following noise barrier is required to reduce the operational noise level impacts to owned and/or occupied noise-sensitive uses at the time of Project operation.</p> <ul style="list-style-type: none"> • If residential or other noise sensitive uses exist immediately to the east of the Project site at time of building permit issuance, a minimum 17-foot tall noise barrier at the eastern truck court boundary is required. The barrier shall provide a weight of at least four (4) pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20dBA. The barriers shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barriers shall be constructed using the following materials: <ul style="list-style-type: none"> ○ Masonry block; ○ Earthen berm; ○ Or any combination of construction materials capable of the minimum weight of 4 pounds per square foot or a minimum transmission loss of 20 dBA. 	Verification of noise barrier in Project building plans/site plans.	Noise barrier design, specifications, location verified prior to site plan approval/issuance of building permits.	Applicant	County Planning Department, County Building & Safety Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-N-2	For Project-related construction activities, large loaded trucks and dozers (greater than 80,000 pounds) shall not be used within 90 feet of owned and occupied noise-sensitive residential homes east of the Project site as identified in the Noise Impact Analysis prepared for the Project during construction activities. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.	Contractor enforcement	On-going during ground disturbing activities	Applicant, Contractors	County Building & Safety Department	
4.13 Paleontological Resources						
MM-PR-1	Project development shall adhere to all guidelines and recommendations of the <i>Paleontological Monitoring Plan as presented within Paleontological Resource Assessment and Impact Mitigation Program, for the Barker Logistics (APN 317-240-001-8) Project in Perris, Riverside County, California</i> (Environmental Planning Group, LLC) March 28, 2019.	On-going monitoring by Project Paleontologist.	On-going during ground-disturbing activities.	Applicant, Contractors, Project Paleontologist	County Planning Department, County Building & Safety Department	
MM-TR-1	MVAP DIF shall be paid pursuant to County Ordinance 659. TUMF shall be paid pursuant to County Ordinance 824. Applicant responsibility for improvements not covered by the MVAP DIF or TUMF Programs, and/or not constructed the Project shall be fulfilled by payment of Fair Share fees.	<ul style="list-style-type: none"> • Receipt of DIF; • Receipt of TUMF; • Receipt of Fair Share Fees (if any) 	<ul style="list-style-type: none"> • DIF payment pursuant to County Ordinance 659; • TUMF payment pursuant to County Ordinance 824; • Fair Share Fees (if any) prior to issuance of Certificate of Occupancy 	Applicant	County Transportation Department	

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Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
4.18 Tribal Cultural Resources						
MM-TCR-1	<p>Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Agreement shall be consistent with the CRMP and address the treatment of known cultural resources; 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>The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p>	Consulting tribe(s) agreement verified by Planning Department and County Archaeologist. On-going monitoring by Native American Monitor(s).	Prior to issuance of first grading permit.	Applicant	County Planning Department, Building & County Safety Department, County Archaeologist, Native American Monitors	

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General Note: To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the County prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
MM-TCR-2	<p>Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.</p> <p>Historic Resources- All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.</p> <p>Prehistoric Resources- One of the following treatments shall be applied.</p> <p>a. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>b. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.</p>	On-going monitoring during ground disturbing activities. Any excavated cultural resources of potential significance reburied or relinquished as provided for under MM-TCR-2.	On-going monitoring during ground disturbing activities. Written verification of any relinquishment of unearthed cultural resources prior to Final Inspection of Grading Permit.	Applicant, Contractors, Project Archaeologist, Native American Monitor(s)	County Planning Department, Native American Monitor(s) County Archaeologist	

Table 1: Mitigation Monitoring Reporting Program

General Note: To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the County prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
	<p>c. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.</p>					
<p>MM-TCR-3</p>	<p>If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code</p>	<p>On-going monitoring during ground disturbing activities. Any encountered human remains treated as provided for under MM-TCR-3.</p>	<p>On-going monitoring during ground disturbing activities. Evidence of MM-TCR-3 compliance (if applicable) shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.</p>	<p>Applicant, Contractors, Project Archaeologist, Native American Monitor(s)</p>	<p>County Planning Department, Native American Monitor(s) County Archaeologist, NAHC, County Coroner</p>	

Table 1: Mitigation Monitoring Reporting Program

General Note: To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the County prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Section / MM No.	Mitigation Measure	Method of Verification	Timing of Verification	Implementation Entity	Monitoring Agency	Date of Completion/ Initials
	Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.					
MM-TCR-4	Prior to ground disturbance, the Project Archaeologist and, if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.	Project Archaeologist, Contractors, Native American Monitor enforcement. Attendance at Cultural Sensitivity Training session verified through sign-in sheet.	Prior to issuance of the first grading permit.	Project Archaeologist, Contractors, Native American Monitor	County Planning Department, Native American Monitor(s) County Archaeologist	
4.20 Wildfire						
MM-WI-1	The Project Applicant/Developer shall demonstrate compliance with County of Riverside General Plan policies, with the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan requirements, with the Riverside County Emergency Operations Plan requirements, and with County of Riverside Standard Conditions at appropriate and required stages of Project development as determined by the County of Riverside staff.	Approval of plans by affected reviewing agencies.	Prior to issuance of a grading permit; prior to issuance of a building permit; and/or prior to issuance of a Certificate of Occupancy, as determined appropriate by County of Riverside.	Applicant, Contractors	County Fire Department, County Emergency Medical Services, County Emergency Management Department, County Planning Department	