

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050021

Project Title: Perris Valley Commerce Center Specific Plan, Amendment No. 10 & Development Plan Review 19-0001

Lead Agency: City of Perris

Contact Name: Chantal Power, AICP Contract Planner

Email: cpower@interwestgrp.com Phone Number: (951) 953-5003

Project Location: Perris (Southeast corner of Ramona Expressway and Indian Avenue) Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

PVCC SPA No. 13 proposes to modify the current Specific Plan Land Use Designation of the Project site as follows: Current Land Use - Commercial (C). Proposed Land Use - Light Industrial (LI). The Project would involve development of the 16-acre site with an approximate 347,918-square-foot (sq. ft.) light industrial building; the building will be divided into 339,918 sq. ft. of non-refrigerated warehouse space and 8,000 sq. ft. of office space. The Project has been designed in compliance with the industrial design standards and guidelines contained within the PVCCSP. The proposed building would be located in the central portion of the Project site, with parking to the east, west, and south. The plan provides designated, outdoor employee break areas on both the east and west sides of the proposed building. The proposed building would be a maximum of 45 feet tall and would include aesthetic treatments such as varying building height and rust colored metal awnings and has an overall grey color scheme with white accents.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts to be analyzed in an EIR: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

Please see attached for current recommended Mitigation Measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

- South Coast Air Quality Management District
- Riverside County Airport Land Use Commission
- Riverside County Flood Control and Water Conservation District
- Riverside County Transportation Department
- Eastern Municipal Water District
- Riverside County Department of Environmental
- Regional Water Quality Control Board, Santa Ana Region
- Caltrans

**Table 1-2  
Summary of Impacts with Standard Conditions and Mitigation Measures**

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
Aesthetics	Initial /study determined impacts less than significant with mitigation measure (1.d)	<b>MM-AES-1:</b> Prior to issuance of grading permits, the Project developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.	Less than Significant
Agriculture and Forestry Resources	No Standard Conditions or Mitigation Measures Required		
Air Quality	Project construction and operational emissions estimated to be less than significant, but PVCCSP EIR mitigation measures required (4.2.b and 4.2.c)	<p><b>SC-AQ-1:</b> The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p> <p><b>PVCCSP MM Air 2:</b> Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p> <p><b>PVCCSP MM Air 3:</b> To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof</p>	Less than Significant

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
		<p>of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain); Keeping disturbed/loose soil moist at all times;</li> <li>• Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered;</li> <li>• Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;</li> <li>• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site;</li> <li>• Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour;</li> <li>• Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation;</li> <li>• Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or,</li> <li>• Replacement of ground cover in disturbed areas as quickly as possible.</li> </ul> <p><b>PVCCSP MM Air 4:</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p> <p><b>PVCCSP MM Air 5:</b> Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the city the City of Perris Building Division prior to issuance of grading permits.</p> <p><b>PVCCSP MM Air 6:</b> The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or USEPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PuriNOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris Building Division prior to issuance of a grading permit.</p> <p><b>PVCCSP MM Air 7:</b> During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris Building Division.</p>	

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		<p><b>PVCCSP MM Air 8:</b> Each individual implementing development project shall apply paints using either high volume low pressure (HVLV) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</p> <p><b>PVCCSP MM Air 9:</b> To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize “Super-Compliant” VOC paints, which are defined in SCAQMD’s Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project.</p> <p><b>PVCCSP MM Air 11:</b> Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p> <p><b>PVCCSP MM Air 13:</b> In order to promote alternative fuels, and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD’s Carl Moyer Program, or other state programs that restrict operations to “clean” trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year would be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP [On-road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero- Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-in for NOx] funding programs, as identified on SCAQMD’s website (<a href="http://www.aqmd.gov">http://www.aqmd.gov</a>). Tenants would be required to use those funds, if awarded.</p> <p><b>PVCCSP MM Air 14:</b> Each implementing development project shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance would be required prior to the issuance of occupancy permits.</p>	

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		<p><b>PVCCSP MM Air 19:</b> In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall include the installation of energy-efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris Building Division) prior to conveyance of applicable streets.</p> <p><b>PVCCSP MM Air 20:</b> Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building's energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All reductions will be documented through a checklist to be submitted prior to issuance of building permits for the implementing development project with building plans and calculations.</p>	
Biological Resources	Potentially Significant  Consistency with MSHCP requirements (4.3.f)	<p><b>SC-BIO-1:</b> Prior to the issuance of grading permits, the developer shall pay the MSHCP fee.</p> <p><b>SC-BIO-2:</b> Prior to the issuance of grading permits, the developer shall pay the Stephen's Kangaroo Rat Fee.</p> <p><b>PVCCSP MM Bio 1:</b> In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for all PVCCSP implementing development and infrastructure projects shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory birdspecies.</p> <p>If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre- activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p>	Less than Significant

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		<p>Project-specific habitat assessments and focused surveys for burrowing owls would be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls would also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If active nests are identified on an implementing project site during the pre- construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non- breeding season.</p> <p><b>PVCCSP MM Bio 2:</b> Project-specific habitat assessments and focused surveys for burrowing owls would be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls would also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If active nests are identified on an implementing project site during the pre- construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non- breeding season.</p>	

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Cultural Resources	Potentially Significant  Impacts to Archaeological Resources and Human Remains(4.4.a and 4.4.b)	<p><b>MM-CR-1:</b> Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the site or within the off-site Project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the Project site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians and the Pechanga Band of Luiseño Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians shall be retained to assist the Project archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p>	Less than Significant

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		<p>Native American artifacts that are relocated/reburied at the Project site would be subject to a fully executed relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the Project.</p> <p><b>MM-CR-2:</b> In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground- disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and the median with the</p>	

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		<p>NAHC will make the applicable determination (see Public Resources Code Section 5097.98I and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the EIC.</p>	
Energy	EIR determined impacts were less than significant but recommended mitigation from the PVCCSP EIR (4.5.a and 4.5.b)	<p><b>PVCCSP MM Air 4, PVCCSP MM Air 11, PVCCSP MM Air 14, PVCCSP MM Air 19, and PVCCSP MM Air 20</b> shall apply; see Air Quality Section above</p>	Less than Significant
Geology and Soils	Recommended in Initial Study (7.a.ii)	<p><b>SC-GEO-1:</b> Project design shall be subject to the seismic design criteria of the 2019 edition of the California Building Code (CBC), adopted December 10, 2019, by the City of Perris as Ordinance No. 1387.</p> <p><b>SC-GEO-2:</b> The Project shall comply with the recommendations listed in the <i>Geo Investigation</i> as it pertains to impacts arising from unstable soils (seismic ground shaking, on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse), and/or expansive soils.</p>	Less than Significant
	Recommended in Initial Study (7.b)	<p><b>PVCCSP MM Air 3</b> shall apply; see Air Quality Section above</p> <p><b>SC-GEO-1</b> shall apply; as outlined above  <b>SC-HYD-1</b> and <b>SC-HYD-2</b> shall apply; see Hydrology and water Quality Section below</p>	Less than Significant
	Recommended in Initial Study (7.c and 7.d)	<p><b>SC-GEO-1</b> and <b>SC-GEO-2</b> shall apply; as outlined above</p>	

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	<p>Recommended in Initial Study (7.f)</p>	<p><b>MM-GEO-1:</b> Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any Project- related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to the approval of the City of Perris Planning Manager and no grading activities shall occur at the Project site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>	<p>Less than Significant</p>
<p>Greenhouse Gas Emissions</p>	<p>EIR determined impacts were less than significant but recommended mitigation from the PVCCSP EIR (4.6.b)</p>	<p><b>PVCCSP MM Air 2, PVCCSP MM Air 4, PVCCSP MM Air 7, PVCCSP MM Air 11, PVCCSP MM Air 13, PVCCSP MM Air 14, PVCCSP MM Air 19, and PVCCSP MM Air 20</b> shall apply; see Air Quality Section above</p>	<p>Less than Significant</p>

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Hazardous and Hazardous Materials	Recommended in Initial Study (9.b)	<p><b>MM-HAZ-1: Pesticide Presence.</b> Prior to any ground disturbance activities, the Project applicant shall coordinate the sampling and laboratory testing of onsite soils for contamination by past agricultural chemicals (e.g., pesticides, herbicides, rodenticides, heavy metals, etc.) with the County Department of Environmental Health Services (DEH). If requested, the applicant shall submit a workplan to DEH for review and approval prior to the completion of grading. If any past agricultural chemicals are found in levels that exceed applicable health standards, a qualified contractor shall be retained to remove and properly dispose of such materials. Any work conducted shall be in compliance with DEH guidelines as the appropriate oversight agency. If sampling and laboratory testing are performed, a final report shall be prepared and submitted to DEH for review and approval prior to issuance of a certificate of occupancy.</p> <p><b>MM-HAZ-2: Buried Hazards.</b> If any former fuel tanks or other potentially hazardous materials are found during grading or any ground disturbing activities, work in that area shall be halted within 100 feet of the find and a qualified environmental contractor shall be retained. The contractor shall assess the risk or hazard level of the material(s) and identify the most appropriate method of remediation. This work shall occur in coordination with and to the satisfaction of the County Department of Environmental Health Services (DEH).</p>	Less than Significant
	Recommended in Initial Study (9.e)	<p><b>MM-HAZ-3: ALUC Consistency.</b> Prior to issuance of a certificate of occupancy, the applicant shall demonstrate the Project has complied with the following conditions issued by the Riverside County Airport Land Use Commission (ALUC) at its July 9, 2020, meeting relative to the March Air Reserve Base/Inland Port Airport (MARB/IPA):</p> <ol style="list-style-type: none"> <li>1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.</li> <li>2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:</li> </ol>	Less than Significant

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		<ul style="list-style-type: none"> <li>(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</li> <li>(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</li> <li>(c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)</li> <li>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</li> <li>(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.</li> <li>(f) Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57.</li> </ul> <ol style="list-style-type: none"> <li>3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951)656-7000 for additional information.</li> <li>4. The attached notice [from the July 9, 2020, ALUC Staff Report] shall be given to all prospective purchasers of the property and tenants of the buildings.</li> <li>5. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.</li> </ol>	

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
		<p>Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at <a href="http://RCALUC.ORG">RCALUC.ORG</a> which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.</p> <p>A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwaterbasin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.</p> <p>6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.</p> <p>7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraftoperations are at or below 45 CNEL.</p> <p>8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p> <p>9. This project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.</p> <p>Supporting documentation was provided to the Airport Land Use Commission and is available online at <a href="http://www.rcaluc.org">www.rcaluc.org</a>, click Agendas, 07-09-20 Agenda, Bookmark Agenda Item No. 3.1. Written proof of compliance shall be provided to County Planning and ALUC prior to issuance of the certificate of occupancy.</p>	

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
	Recommended in Initial Study (9.f and 9.g)	<b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above	Less than Significant
Hydrology and Water Quality	EIR determined impacts were less than significant but standard conditions recommended in the Initial Study (7.a)	<p><b>SC-HYD-1:</b> SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs.</p> <p><b>SC-HYD-2:</b> WQMP. The Project proponent is required to submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.</p> <p><b>SC-HYD-3:</b> Wastewater. All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.</p> <p><b>SC-USS-1:</b> Sewer Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable sewer connection fees to EMWD.</p>	Less than Significant
	EIR determined impacts were less than significant but standard conditions recommended in the Initial Study (7.c.i)	<p><b>SC-HYD-1, SC-HYD-2, and SC-HYD-4;</b> as outlined above</p> <p><b>SC-HYD-4:</b> Site Drainage Plan. A site drainage plan is required by the City of Perris and will be reviewed by the City Engineering Department. The final grading and drainage plan will be approved by the City Engineering Department during plan check review.</p> <p><b>SC-HYD-5:</b> Storm Drainage Facilities. The Project applicant shall pay Development Impact Fees (DIF) for nonresidential development prior to the issuance of a building permit.</p>	Less than Significant
	EIR determined impacts were less than significant but standard conditions recommended (4.7.c.ii)	<b>SC-HYD-4 and SC-HYD-5</b> shall apply; as outlined above	Less than Significant
	EIR determined impacts were less than significant but standard conditions recommended in the Initial Study (7.e)	<b>SC-HYD-1 through SC-HYD-5</b> shall apply; as outlined above	Less than Significant

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
Land Use and Planning	No Standard Conditions or Mitigation Measures Required		
Mineral Resources	No Standard Conditions or Mitigation Measures Required		
Noise	EIR determined impacts were less than significant but recommended PVCCSP EIR Mitigation Measures (4.9.a and 4.9.b)	<b>PVCCSP MM Noise 1:</b> 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. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	Less than Significant
<b>PVCCSP MM Noise 2:</b> During all construction, stationary construction equipment , stockpiling and vehicle staging areas will be placed a minimum of 446 feet from the closest sensitive receptor.			
<b>PVCCSP MM Noise 3:</b> No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.			
<b>PVCCSP MM Noise 4:</b> Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.			
Population and Housing	No Standard Conditions or Mitigation Measures Required		
Public Services	Recommended in Initial Study (15.a)	<b>SC-PS-1:</b> Development Impact Fee (DIF). The Project applicant shall pay Development Impact Fees; DIF for nonresidential development shall be paid prior to the issuance of a building permit.	Less than Significant
	Recommended in Initial Study (15.b, 15.d, and 15.e)	<b>SC-PS-2:</b> Municipal Code Section 20.01.010 (Fire Code). The Project shall comply with applicable version of Section 20.01.010 of the Municipal Code at the time of permit issuance.	Less than Significant
	Recommended in Initial Study (15.c)	<b>SC-PS-1</b> shall apply; as outlined above	Less than Significant
Recreation	Recommended in Initial Study (16.a)	<b>SC-REC-1:</b> The Project applicant shall pay Development Impact Fees (DIF) for nonresidential development prior to the issuance of a building permit.	Less than Significant

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
Transportation	EIR determined impacts were less than significant but recommended Standard Conditions and PVCCSP EIR Mitigation Measures(4.10.a)	<b>SC-TR-1:</b> Prior to any Project construction the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.	Less than Significant
		<p><b>SC-TR-2:</b> The Board of Supervisors of the County of Riverside and the Councils of the Cities of Western Riverside County enacted the Transportation Uniform Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected through the TUMF program will be utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service.</p> <p>The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. Fees are directly related to the forecast rate of growth and trip generation characteristics of different categories of new development. Fees shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever comes first. Payment of the TUMF is required and is not considered unique mitigation under CEQA.</p> <p><b>SC-TR-3:</b> The Project applicant shall pay Development Impact Fees (DIF) for non-residential development prior to the issuance of a building permit.</p> <p><b>SC-TR-4:</b> The Project applicant shall pay the North Perris Road and Bridge Benefit District (NPRBBD) fee for non-residential development prior to the issuance of a building permit.</p> <p><b>PVCCSP MM Trans 1:</b> Future implementing development projects shall construct on-site roadway improvements pursuant to the general alignments and right-of-way sections set forth in the PVCC Circulation Plan, except where said improvements have previously been constructed.</p> <p><b>PVCCSP MM Trans 2:</b> Sight distance at the project entrance roadway of each implementing development project shall be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p><b>PVCCSP MM Trans 5:</b> Bike racks shall be installed in all parking lots in compliance with City of Perris standards.</p>	
	Recommended in Initial Study (17.d)	<b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above	Less than Significant

Impact Category	Impact Before Mitigation	Standard Conditions (SC) and Mitigation Measures (MM)	Impact After Mitigation
Tribal Cultural Resources	Potentially Significant  Impacts to Archaeological Resources and Human Remains (4.11.a.i and 4.11.a.ii)	<b>MM-CR-1</b> and <b>MM-CR-2</b> shall apply; see Cultural Resources Section above	Less than Significant
Utilities and Service Systems	EIR determined impacts were less than significant but recommended Standard Conditions (4.12.a)	<b>SC-USS-1:</b> Sewer Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable sewer connection fees to EMWD.	Less than Significant
		<b>SC-USS-2:</b> EMWD Water Efficient Guidelines. The Project will be required to comply with shall be required to comply with the EMWD Water Efficient Guidelines for New Development which are in effect at the time of building permit issuance.	
	Recommended in Initial Study (19.e)	<b>SC-USS-3:</b> Water Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable water connection fees to EMWD.	Less than Significant
		<b>SC-HYD-1</b> through <b>SC-HYD-5</b> shall apply; see Hydrology and Water Quality Section above	
Wildfire	Recommended in Initial Study (20.a)	<b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above	