

# 8 Mitigation Monitoring and Reporting Program

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California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This chapter contains the mitigation monitoring and reporting program (MMRP) that has been developed for the West Campus Upper Plateau Project (Project or proposed Project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The Project Design Features and Mitigation Measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each Project Design Feature and Mitigation Measure:

- **Monitoring.** This section of the MMRP lists the stage of the proposed Project during which the Project Design Feature or Mitigation Measure would be implemented and the stage during which proper implementation would be monitored and verified. It also lists the agency that is responsible for ensuring that the Project Design Feature or Mitigation Measure is implemented and that it is implemented properly.
- **Verification of Compliance.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each Project Design Feature and Mitigation Measure.

This MMRP shall be enforced throughout all phases of the Project. The Applicant or its successor shall be responsible for implementing each Project Design Feature and Mitigation Measure and shall maintain records demonstrating compliance with each Project Design Feature and Mitigation Measure.

After review and approval of the final MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Applicant or its successors subject to Lead Agency approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMRP and the need to protect the environment with a workable program. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

Project Design Features (PDFs) are listed first for each environmental topic, with mitigation measures (MMs) related to each specific threshold following the PDFs.

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<b>Aesthetics</b>						
<b>Project Design Features</b>						
<b>PDF-AES-1.</b> Development shall comply with the Specific Plan Design Standards which dictate building heights, setbacks, color palettes and materials intended to minimize visual obstructions and maximize visual compatibility.	Prior to Plot Plan/Design Plan approval	Review of architectural plans during Plot Plan/Design Plan review	March JPA			
<b>PDF-AES-2.</b> All exterior lighting shall minimize glare and “spill over” light onto public streets, adjacent properties, and Conservation Easement by using downward-directed lights and/or cutoff devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed uplight fixtures (on- and off-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-3.</b> Limit light spillover or trespass to one-half foot-candle or less, measured at the property line for development adjacent to the Conservation Easement (off-site). This shall be confirmed through point-by-point photometric study.	Prior to issuance of building permit	Review and approval of photometric study	March JPA			
<b>PDF-AES-4.</b> Limit light spillover or trespass to one-half foot-candle or less, measured from within five feet of any adjacent	Prior to issuance of building permit	Review and approval of photometric study	March JPA			

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property line for development adjacent to nonresidential uses (on-site). This shall be confirmed through point-by-point photometric study.						
<b>PDF-AES-5.</b> Lighting fixtures shall have a similar design, materials, fixture color, and light color. Use of LED lighting shall be required for parking lot lighting; parking lot lighting shall be within 100 Kelvin of 2700 Kelvin; other lighting techniques for accent lighting shall be allowed (on- and off-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-6.</b> Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures (on- and off-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-7.</b> Neon and similar types of lighting are prohibited in all areas with the Specific Plan Area (on-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-8.</b> Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plan materials (on- and off-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-9.</b> Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted (on-site).	Prior to issuance of building permit	Project plan check	March JPA			

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<b>PDF-AES-10.</b> Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian-scale, are encouraged (on-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-11.</b> Use exterior lights to accent entrances, plazas, activity areas, and special features (on-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-12.</b> High-Pressure (HPS) light fixtures are prohibited for site lighting (on-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-13.</b> Lighting is prohibited that could be mistaken for airport lighting or that would create glare in the eyes of pilots of aircraft using the nearby March Air Reserve Base (on-site).	Prior to issuance of building permit	1. Project plan check 2. Compliance with RCALUC lighting conditions of approval	March JPA			
<b>PDF-AES-14.</b> All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon (on-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-15.</b> Maximum on-site lighting wattage is 750 (on- and off-site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>PDF-AES-16.</b> Maximum height of on-site exterior lighting for buildings is 25 feet; sports fields lighting may have a maximum height of 50 feet and shall be located no closer than 450 feet from residences (on site).	Prior to issuance of building permit	Project plan check	March JPA			
<b>Mitigation Measures</b>						
<b>MM-AES-1. Construction Equipment Staging and Screening.</b> The Project Applicant and their construction contractor shall stage large construction equipment and vehicles,	During construction	Construction inspection	March JPA			

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including large trucks, cranes, and bulldozers, outside of the public viewshed when not in use. Staging areas shall be concealed by existing intervening topographical or natural features such as hill formations. If it is not possible for the construction contractor to stage equipment behind topographical/natural features, staging areas shall be concealed by fence screening and/or berming. If fencing is used, it shall be covered by a vinyl tarp or comprised of slatted chain links to screen potential views of construction.						
<b>MM-AES-2. Exterior Lighting Point-by-point Photometric Study Approval.</b> Prior to the issuance of a building permit for Campus Development or Infrastructure Improvements, an exterior point-by-point photometric study shall be submitted to March JPA for review and approval demonstrating compliance with <b>PDF-AES-1</b> through <b>PDF-AES-16</b> the March JPA Development Code, and the Specific Plan. The photometric study shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site.	<ol style="list-style-type: none"> <li>1. Prior to Plot Plan/Design Plan approval (PDF-AES-1)</li> <li>2. Prior to issuance of building permit (PDF-AES-2 - PDF-AES-16)</li> </ol>	<ol style="list-style-type: none"> <li>1. Review of architectural plans during Plot Plan/Design Plan review (PDF-AES-1)</li> <li>2. Review and approval of lighting details, architectural plans, and photometric study during plan check (PDF-AES-2 - PDF-AES-16)</li> </ol>	March JPA			
<b>MM-AES-3. Solar Photovoltaic System Approval.</b> The design of solar photovoltaic system(s) shall be reviewed and approved by the Airport Land Use Commission and March Air Reserve Base (ARB) personnel prior to the issuance of building permits. In	Prior to issuance of building permit	Review and approval of glint and glare study	<ol style="list-style-type: none"> <li>1. March JPA,</li> <li>2. March ARB</li> <li>3. Riverside Airport Land Use Commission</li> </ol>			

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doing so, the Project Applicant shall submit a glint and glare study to be approved by the Airport Land Use Commission and March ARB that analyzes potential effects the system(s) could have on aviation. The Project Applicant shall demonstrate that the solar panels and hardware are designed to minimize glare and spectral highlighting. Technologies shall be used, such as diffusion coatings and nanotechnological innovations to effectively reduce the refractive index of the solar cells and protective glass.						
<b>Air Quality</b>						
<b>Project Design Features</b>						
<b>PDF-AQ-1. No Natural Gas Use.</b> Specific Plan Area development shall not utilize natural gas. In the event a future structure requires access to any available natural gas infrastructure, additional environmental review shall be required.	Prior to Plot Plan/Design Plan approval	1. Review of architectural plans during Plot Plan/Design Plan review. 2. Prior to Plot Plan/Design Plan Approval, if natural gas is proposed, receipt of letter from the project applicant confirming the site plan’s environmental impacts do not exceed the impacts identified and disclosed in the EIR Certification. As an alternative, the applicant can submit supplemental	March JPA			

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		information to be analyzed through a CEQA review.				
<b>Mitigation Measures</b>						
<b>MM-AQ-1.</b> Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that all offroad equipment used during construction shall meet CARB Tier 4 Final emission standards or better.	Prior to issuance of grading permit and building permit	Review and approval of construction management plan submitted by the Grading and Building Superintendent	March JPA			
<b>MM-AQ-2. Construction Budget.</b> To ensure construction activities occur within the assumptions utilized in the Revised Air Quality Impact Analysis (AQIA) (Appendix C-1) and disclosed in the EIR, the following shall be implemented during each phase of Project construction as show on Table 3-3. Construction Schedule: <ul style="list-style-type: none"> <li>The operating hours of construction equipment on site shall not exceed 8 hours and the additional assumptions set forth in Table 5-2 of the Revised AQIA. In the event alternate equipment is required, the applicant shall provide documentation demonstrating equivalent or reduced emissions based on horsepower and hours of operation. The construction contractor shall submit a construction equipment hours log to the March JPA every 2 weeks to ensure compliance.</li> </ul>	During construction	Review of construction equipment hours log and grading log submitted by the Grading and/or Building Superintendent	March JPA			

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<ul style="list-style-type: none"> <li>During Phase 1, areas of active ground disturbance shall not exceed a maximum of 20 acres per day for Mass Grading and 20 acres per day for Blasting &amp; Rock Handling. During Phase 2, the area of active ground disturbance shall not exceed a maximum of 20 acres per day for Remedial Grading. The construction contractor shall submit a grading log to the March JPA every two weeks documenting acreage graded or equivalent cubic yardage to ensure compliance. “Active disturbance” does not include moving of equipment from staging area(s) to grading areas or haul routes between grading areas if the active disturbance areas are not contiguous.</li> </ul>						
<p><b>MM-AQ-3.</b> Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions:</p> <ul style="list-style-type: none"> <li>No grading shall occur on days with an Air Quality Index forecast greater than 150 for particulates or ozone as forecasted for the project area (Source Receptor Area 23).</li> <li>Contractor shall require all heavy-duty trucks hauling onto the project site to be model year 2014 or later. This</li> </ul>	Prior to issuance of grading permit and building permit	Review and approval of construction management plan submitted by the Grading and/or Building Superintendent	March JPA			



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<p>measure shall not apply to trucks that are not owned or operated by the contractor since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways.</p> <ul style="list-style-type: none"> <li>• No construction equipment idling longer than 3 minutes at any one location shall be permitted.</li> <li>• All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications, with maintenance records onsite and available to regulatory authorities upon request.</li> <li>• No diesel-powered portable generators shall be used, unless necessary due to emergency situations or constrained supply.</li> <li>• Contractor required to provide transit and ridesharing information to onsite construction workers.</li> <li>• Contractor required to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.</li> <li>• Use of electric-powered hand tools, forklifts and pressure washers, to the extent feasible.</li> <li>• Designation of an area in the construction site where electric-</li> </ul>						

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powered construction vehicles and equipment can charge.						
<b>MM-AQ-4.</b> Prior to issuance of building permits, the developer’s construction plans shall ensure the Project will utilize “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively, the Applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.	Prior to issuance of building permit	Review and approval of construction plans	March JPA			
<b>MM-AQ-5. Future Site Plans.</b> All Specific Plan Area site plans shall include documentation confirming the site plan’s environmental impacts do not exceed the impacts identified and disclosed in this EIR. Absent such documentation, additional environmental review shall be required.	Prior to Plot Plan/Design Plan approval	<ol style="list-style-type: none"> <li>1. Review of architectural plans during Plot Plan/Design Plan review.</li> <li>2. Prior to Plot Plan/Design Plan Approval, receipt of letter from the project applicant confirming the site plan’s environmental impacts do not exceed the impacts identified and disclosed in the EIR Certification. As an alternative, the applicant can submit supplemental information to be</li> </ol>	March JPA			

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		analyzed through a CEQA review.				
<b>MM-AQ-6.</b> All buildings constructed shall achieve the 2023 LEED Silver certification standards or equivalent, at a minimum. Prior to issuance of certificate of occupancy, applicant shall provide March JPA with evidence of compliance with the LEED standards.	Prior to issuance of certificate of occupancy	Letter of Certification by the Project Architect or LEED Commissioner that the Project meets 2023 LEED Silver standards or equivalent.	March JPA			
<b>MM-AQ-7.</b> Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and specifications to the March Joint Powers Authority that demonstrate that each Project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights.	Prior to issuance of building permit	Project plan check	March JPA			
<b>MM-AQ-8.</b> Prior to the issuance of a building permit, the Project applicant shall provide evidence to the March Joint Powers Authority that all TRU loading docks provide electrical hookups and all loading docks are designed to be compatible with SmartWay trucks.	Prior to issuance of building permit	Project plan check	March JPA			
<b>MM-AQ-9.</b> Prior to issuance of a building permit for any industrial facility with a building or buildings larger than 400,000 total square feet, the approved construction plans for the facility shall include a truck operator lounge equipped with clean and accessible amenities	Prior to issuance of building permit	Review and approval of construction plans	March JPA			

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such as restrooms, vending machines, television, and air conditioning.						
<b>MM-AQ-10.</b> Prior to issuance of a building permit, the approved construction plans shall include cool surface treatments to all drive aisles and parking areas or such areas shall be constructed with a solar-reflective cool pavement such as concrete.	Prior to issuance of building permit	Review and approval of construction plans	March JPA			
<b>MM-AQ-11.</b> Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support ‘clean fleet’ charging facilities, including heavy-duty and delivery trucks when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer’s data. Electrical system upgrades that exceed reasonable costs shall not be required.	Prior to issuance of building permit	Review and approval of site plans and specifications	March JPA			
<b>MM-AQ-12.</b> Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with an on-site signage program that clearly identifies the required on-site circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways.	Prior to issuance of building permit	1. Review of site plan. 2. Review of sign program	March JPA			
<b>MM-AQ-13.</b> Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and	Prior to issuance of building permit	Project plan check	March JPA			

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specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance. Said electrical outlets shall be located no more than every 200 feet apart. This measure may also be satisfied by locating charging stations around the building to accommodate battery-operated equipment.						
<b>MM-AQ-14.</b> Once constructed, the Project applicant or successor in interest shall ensure that all building occupants shall utilize electric or battery-operated equipment for landscape maintenance through requirements in the lease agreements or purchase and sale agreement.	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			
<b>MM-AQ-15.</b> Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying the approved truck routes have been installed along the truck routes to and from the project site and within the project site.	<ol style="list-style-type: none"> <li>Off-Site: Prior to issuance of street plan approval by the Public Works Engineer</li> <li>On-Site: Prior to issuance of Building Permit</li> </ol>	<ol style="list-style-type: none"> <li>Off-Site: Review of sign placement as part of the street traffic control plans</li> <li>On-Site: Project Plan check</li> </ol>	March JPA			
<b>MM-AQ-16.</b> Prior to issuance of an occupancy permit, the Project applicant shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive	Prior to issuance of certificate of occupancy	Project plan check	March JPA			

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noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers Authority or Riverside County, as determined by the permitting authority, and the South Coast Air Quality Management District for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours.						
<b>MM-AQ-17.</b> Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager, South Coast Air Quality Management District and the California Air Resources Board to report violations. Prior to the issuance of an occupancy permit, the March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place. One six square foot sign	Prior to issuance of certificate of occupancy	Project plan check	March JPA			

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providing this information shall be located on the building between every two dock-high doors and the sign shall be posted in highly visible locations at the entrance gates, semi parking areas, and trailer parking locations.						
<b>MM-AQ-18.</b> Once constructed, through requirements in the lease agreements or purchase and sale agreement, the Project applicant or successor in interest shall ensure that all building occupants shall utilize only electric service yard trucks (hostlers), pallet jacks and forklifts, and other on-site equipment, with necessary electrical charging stations provided. Yard hostlers may be diesel fueled in lieu of electrically powered, provided that the occupant submits a letter identifying that electric hostlers are technically infeasible and provided such yard hostlers are compliant with California Air Resources Board (CARB) Tier 4 Final compliant for off-road vehicles. As an alternative, hydrogen fuel-cell or compressed natural gas (CNG) powered equipment shall also be acceptable.	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			
<b>MM-AQ-19.</b> Prior to tenant occupancy, the Project applicant or successor in interest shall provide documentation to the March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.	Prior to issuance of certificate of occupancy	Review of provided documentation	March JPA			

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<p><b>MM-AQ-20.</b> For any warehouse building where the tenant will own and operate a commercial fleet of vehicles that will be domiciled at the Project site, the following shall apply:</p> <p><b>Trucks:</b> Upon occupancy, through requirements in the lease agreements or purchase and sale agreement, the facility operator shall require all heavy-duty trucks (Class 7 and 8) domiciled at the Project site to be model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2030, or when feasible for the intended application, whichever date is later.</p> <p><b>Vehicles/Delivery Vans:</b> Upon occupancy, through requirements in the lease agreements or purchase and sale agreement, the facility operator shall require tenants utilize a “clean fleet” of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled at the Project site, the following “clean fleet” requirements apply: (1) 33% of the fleet will be zero emission vehicles at start of operations, (2) 65% of the fleet will be zero emission vehicles by December 31, 2026, (3) 80% of the fleet will be zero emission vehicles by December 31, 2028,</p>	Prior to issuance of certificate of occupancy	Review of provided feasibility study; See MM-AQ-27	March JPA			



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<p>and (4) 100% of the fleet will be zero emission vehicles by December 31, 2030, or when feasible for the intended application, whichever date is later.</p> <p><b>Feasibility:</b> Prior to building permit or occupancy, the applicant shall submit for March JPA’s review and approval, a feasibility study regarding the status of commercially available zero-emission heavy-duty trucks (Class 7 and 8) and vehicle/delivery vans/trucks (Class 2 through 6) as required by this mitigation measure. “Feasible” means availability of vehicles capable of serving the intended application (including sufficient off-site charging and fueling infrastructure within a sufficient mileage range) and is included in California’s Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, <a href="https://californiahvip.org/vehicilecatalog/">https://californiahvip.org/vehicilecatalog/</a>.</p> <p>In order for the March JPA to assess whether use of such vehicles are infeasible, the operator shall submit documentation of infeasibility which can include but is not limited to information of one or more of the following: (1) documentation from a minimum of three California ZEV dealers identified on the <a href="https://californiahvip.org">californiahvip.org</a> website demonstrating the inability to obtain the required ZEVs or equipment needed within 6 months from issuance of a building’s</p>						

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<p>certificate of occupancy; (2) documentation demonstrating that sufficient off-site charging infrastructure or fueling stations are not available between the project site and destinations, taking into account a minimum of 15% route mileage deviation for access; (3) documentation demonstrating that there is an inadequate utility capacity, in either terms of generation and distribution of electricity or hydrogen to provide service to on-site or off-site charging stations; (4) documentation that ZEV vehicles are not available for less than one-and-a-half times the cost of an equivalent diesel or gasoline fuel vehicle; or (5) documentation demonstrating that such vehicles do not have a load capacity sufficient to allow tenant to operate without using greater than 10% more trucks (collectively, “Infeasibility Factors”). The March JPA shall be responsible for the final determination of feasibility and may (but is not required to) consult with the California Air Resources Board before making such final determination.</p> <p>For each lease agreement or purchase and sale agreement, if the March JPA determines that heavy-duty trucks (Class 7 and 8) and/or vehicle/delivery vans/trucks (Class 2 through 6) are not available based on the Infeasibility Factors, then the project</p>						

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<p>applicant shall have no obligation to include zero emission requirements for those vehicle classes in the lease agreement or purchase and sale agreement.</p> <p><b>Servicing:</b> Zero-emission heavy-duty trucks that require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. Zero-emission vehicles that require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall be used for only the minimum time required for servicing fleet vehicles.</p> <p>Occupants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Occupants shall also be encouraged to become SmartWay Partners, if eligible.</p> <p>This measure shall not apply to trucks or vehicles that are not owned and operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck or vehicle that is otherwise legal to operate on California roads and highways.</p> <p><b>Definitions:</b></p> <p>“Domiciled at the Project site” shall mean the vehicle is parked or kept overnight at</p>						

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<p>the Project site more than 70% of the calendar year.</p> <p>“Owned and operated” shall not include vehicles used by common carriers operating under their own authority that provide delivery services to or from the Project site.</p>						
<p><b>MM-AQ-21.</b> Through requirements in the lease agreements or purchase and sale agreement, tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule 2202 with annual reporting of actions and results to the March JPA. The tenant-implemented program would include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees.</li> </ul>	<p>Prior to issuance of certificate of occupancy</p>	<p>See MM-AQ-27</p>	<p>March JPA</p>			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<ul style="list-style-type: none"> <li>• Create and maintain a “commuter club” to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work.</li> <li>• Inform employees of public transit and commuting services available to them (e.g., social media, signage).</li> <li>• Provide on-site transit pass sales and discounted transit passes.</li> <li>• Guarantee a ride home.</li> <li>• Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted. Alternatively, establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to employees.</li> <li>• Designate areas for employee pickup and drop-off.</li> <li>• Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program.</li> </ul>						
<p><b>MM-AQ-22.</b> Through requirements in the lease agreements or purchase and sale agreement, upon occupancy and annually thereafter, the facility operator shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:</p>	Prior to issuance of certificate of occupancy	See MM-AQ-27 or, if the facility operator is the tenant, provide documentation of information provided to employees and truck drivers	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<ul style="list-style-type: none"> <li>• Building energy efficiency, solid waste reduction, recycling, and water conservation.</li> <li>• Vehicle GHG emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting.</li> <li>• Participation in the Voluntary Interindustry Commerce Solutions (VICS) “Empty Miles” program to improve goods trucking efficiencies.</li> <li>• Health effects of diesel particulates, state regulations limiting truck idling time, and the benefits of minimized idling.</li> <li>• The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity.</li> <li>• Efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.</li> </ul>						
<p><b>MM-AQ-23.</b> Through requirements in the lease agreements or purchase and sale agreement, upon occupancy and once a month thereafter, the facility operator shall sweep the property, including parking lots and truck courts, to remove road dust, tire wear, brake dust, and other contaminants.</p>	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			
<p><b>MM-AQ-24.</b> Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, tenants shall not use diesel back-up generators, unless</p>	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
absolutely necessary. Tenant shall provide documentation demonstrating, to March JPA's satisfaction, that no other back-up energy source(s) are available and sufficient for the building's needs. If absolutely necessary, at the time of initial operation, generators shall have Best Available Control Technology that meets CARB's Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions. In the event rental back-up generators are required during an emergency, the units shall be located at the Project site for only the minimum time required. Tenants shall make every effort to utilize rental emergency backup generators that meet CARB's Tier 4 emission standards or have the least emissions.						
<b>MM-AQ-25.</b> Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall monitor and ensure compliance with all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation, as applicable, by maintaining records on-site demonstrating compliance and making records available for inspection by the local jurisdiction, air district, and state upon request.	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<b>MM-AQ-26.</b> Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line.	Prior to issuance of certificate of occupancy	See MM-AQ-27	March JPA			
<b>MM-AQ-27.</b> Through requirements in the lease agreements or purchase and sale agreement, tenants shall comply with all applicable requirements of the MMRP, a copy of which shall be attached to each agreement.	Prior to issuance of certificate of occupancy	Review of applicable portion of lease agreements or purchase and sale agreement	March JPA			
<b>Biological Resources</b>						
<b>Mitigation Measures</b>						
<b>MM-BIO-1. Best Management Practices.</b> To avoid impacts to special-status resources and inadvertent disturbance to areas outside the limits of the proposed Project activities, the following monitoring requirements and BMPs shall be implemented:  1. A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface. After initial vegetation removal and ground disturbance that results in breaking of the ground surface, a biologist shall be contracted to perform	Prior to start of construction activities and during construction activities	Presence of a qualified biologist; Presence of work limit delineation; Review monitoring reports and a post-construction monitoring report.	March JPA			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>regular random checks (not less than once per week but could be increased depending on the presence of special-status species) to ensure that all mitigation and BMPs are implemented. In addition, monitoring reports and a post-construction monitoring report shall be prepared to document compliance with these mitigation measures and BMPs.</p> <p>2. To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout Project construction. Should construction fencing be installed to delineate the limits of work, adequate openings along the southern and eastern perimeters shall be established to allow for dispersal of wildlife into the adjacent undeveloped lands. The contractor shall consult with the biological monitor to confirm that construction fencing will prevent unauthorized access beyond the limits</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>of work while allowing wildlife to escape from active construction areas.</p> <p>3. A qualified biologist shall carefully evaluate for and potentially flush special-status mammal or reptile species from suitable habitat areas within the Specific Plan Area to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through habitat to be immediately removed.</p> <p>4. Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the Specific Plan Area or the right-of-way accessing the site.</p> <p>5. Construction activities will occur during daytime hours.</p> <p>6. If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof will be used by the maintenance contractor to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day, but must be removed each night.</p> <p>7. Cut vegetation shall be hauled out of any waterways and stored, if necessary,</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>where it cannot be washed by rainfall or runoff into waterways. When construction activities are completed, any excess materials or debris shall be removed from the Specific Plan Area.</p> <p>8. Temporary structures and storage of construction materials will not be located in jurisdictional waters, including wetlands or riparian areas.</p> <p>9. Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters, including wetland or riparian areas or within the buffer areas as determined by the resource agencies during the waters permitting process.</p> <p>10. The operator will not permit pets on or adjacent to construction sites.</p> <p>11. As per the Landscaping Guidelines of the Resource Management Element of the March Joint Powers Authority (JPA) General Plan (1999), drought-tolerant vegetation and native vegetation will be used to the extent feasible, consistent with March JPA Landscape Water Efficiency Ordinance #JPA 16-03, with the purpose of preserving existing mature trees and native vegetation. A qualified botanist shall review landscape plans to recommend appropriate provisions to minimize the</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
spread of invasive plant species, as defined by the California Invasive Plant Council (www.cal-ipc.org), California Native Plant Society (www.cnps.org), and the Western Riverside MSHCP within the Specific Plan Area. Provisions may include a) installation of container plants and/or hydro-seeding areas adjacent to existing, undisturbed native vegetation areas with native plant species that are common within temporary impact areas; and b) review and screening of proposed plants to identify and avoid potential invasive species and weed removal during the initial planting of landscaped areas.						
<p><b>MM-BIO-2. Least Bell's Vireo.</b>                      The Project does not include direct impacts to least Bell's vireo habitat, but has potential to indirectly impact least Bell's vireo habitat outside of the Specific Plan Area boundary.</p> <p>The following avoidance and minimization measures shall be implemented to avoid indirect impacts to least Bell's vireo:</p> <ol style="list-style-type: none"> <li>1. Environmental awareness training for all construction personnel to educate personnel about least Bell's vireo and protective status avoidance measures to be implemented by all personnel,</li> </ol>	Prior to and during construction activities	Completion of pre-construction surveys and noise monitoring (if required), awareness training, demarcation of construction limits	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
including the avoidance of nesting bird season to the greatest extent feasible and minimization of vegetation impacts within suitable riparian habitat; 2. Demarcation of the extent of construction limits with temporary construction fencing to be maintained until construction is complete; 3. Construction noise levels shall not exceed a 60 dBA $L_{eq}$ hourly average within the occupied least Bell’s vireo habitat located adjacent to the Specific Plan Area during least Bell’s vireo nesting season (March 15 to September 15), unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The 60 dBA $L_{eq}$ hourly average limit has been established by USFWS. Noise testing will be conducted within suitable riparian habitat contiguous with occupied least Bell’s vireo territories at the vegetation limit closest to the Project site. Please note that noise limits are only applicable to the occupied habitat and suitable contiguous riparian vegetation; noise limits do not apply to a buffer around the habitat. At the onset of least Bell’s vireo breeding season, a qualified biologist shall conduct non-protocol surveys to confirm the locations of vireo						

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>territories. Noise monitoring will be conducted by a biologist familiar with least Bell’s vireo behavior. While conducting noise monitoring, the biologist will observe vireo to ensure normal breeding behaviors are not indirectly impacted by construction activities. The biologist shall be authorized to stop work if any adverse impacts on least Bell’s vireo are detected. A noise level verification report shall be submitted to March JPA every 2 weeks during the duration of site grading and construction phases. If construction activities are found to result in average hourly noise levels greater than 60 dBA <math>L_{eq}</math>, noise attenuation measures shall be implemented to reduce noise within least Bell’s vireo breeding habitat to below the 60 dBA <math>L_{eq}</math> limit. In such a case, construction activities may not resume until a reduction in noise within occupied least Bell’s vireo habitat is documented.</p>						
<p><b>MM-BIO-3. Operation-Related Indirect Impacts to Special-Status Wildlife</b>                      Prior to issuance of a building permit within 500 feet of suitable habitat for special-status species with potential to occur, construction plans and conditions of approval shall</p>	<p>Prior to issuance of grading permit or building permit within 500 feet of suitable habitat, as identified in Figure 2 in the</p>	<p>Review construction plans and conditions of approval</p>	<p>March JPA</p>			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>include the following to address indirect impacts to special-status species:</p> <ul style="list-style-type: none"> <li>• <b>Runoff:</b> Development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</li> <li>• <b>Toxicants:</b> Land uses that use chemicals or generate bioproducts such</li> </ul>	<p>Biological Resources Report (Appendix D-1), for special-status species with potential to occur</p>					

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>as manure, fertilizer, or vineyard waste that are potentially toxic or may adversely affect plant species, wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.</p> <ul style="list-style-type: none"> <li>• <b>Lighting:</b> Permanent night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Specific Plan designs to ensure ambient lighting is not increased. Any trails that intersect proposed open space will not include night lighting.</li> <li>• <b>Noise:</b> Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.</li> <li>• <b>Invasive Species:</b> When approving landscape plans for future development,</li> </ul>						



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	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>emphasis will be placed on using native species that occur in the region. Invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping.</p> <ul style="list-style-type: none"> <li>• <b>Barriers:</b> Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in proposed open space and/or suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms. Any proposed trails through open space will have gates that close at nighttime, as well as signage and appropriate barriers to keep people and domestic animals on the trail.</li> <li>• <b>Restoration of Temporary Impacts:</b> Prior to issuance of a grading or building permit within the Specific Plan, grading and construction plans shall include the following note regarding any temporary impacts to uplands:               <ul style="list-style-type: none"> <li>○ Site construction areas subjected to temporary ground disturbance in</li> </ul> </li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
undeveloped areas shall be subjected to revegetation with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-Project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the Project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the Specific Plan biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.						
<b>MM-BIO-4. Stephens’ Kangaroo Rat Avoidance and Mitigation.</b> Stephens’ kangaroo rat has a high potential to occur within the Specific Plan Area and is assumed present. The Specific Plan Area	Prior to and during construction activities	Review of construction plans and fence location, awareness training	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>does not occur within the Stephen’s Kangaroo Rat ‘core reserves’ and incidental take of Stephens’ kangaroo rat is permitted within the Specific Plan Area. The following measures to reduce the potential for direct impacts on the species shall be adhered to during construction:</p> <ol style="list-style-type: none"> <li>1. The perimeter of construction will be delineated with enclosure fencing. The installation and removal of fencing will avoid direct impacts to existing Stephen’s kangaroo rat burrows. Enclosure fencing will have the following specifications:               <ol style="list-style-type: none"> <li>a. Chain link fence with an erect height of 3 feet.</li> <li>b. The bottom 2 feet of the erect portion of the fencing needs to be covered in a material that cannot be climbed or chewed through by Stephen’s kangaroo rat; metal flash or similar material is recommended.</li> <li>c. The bottom 2 feet of fencing must be buried two feet underground.</li> <li>d. The fence must be installed under the supervision of a qualified biologist with Stephen’s kangaroo rat experience to oversee installation. This biologist will inspect the fence before leaving the</li> </ol> </li> </ol>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>job site in the evening and repair any opening in the fencing. The fence removal will also require the supervision of a qualified biologist.</p> <p>2. A Worker Environmental Awareness Program (WEAP) will be developed and implemented prior to the start of excavation. The WEAP will be presented by the qualified biologist(s) and will cover the sensitive resources found on-site, flagging/fencing of exclusion areas, permit requirements, trash and debris collection and deposal, spill avoidance and clean-up, and other environmental issues.</p> <p>3. Spoils, trash, and any excavation-generated debris will be removed to an approved off- site disposal facility. Trash and food items will be contained in closed containers and removed daily to reduce the attraction of opportunistic predators to the site, such as common ravens, coyotes, and feral cats and dogs that may prey on listed species.</p> <p>4. Construction activities will be limited to daylight hours.</p> <p>5. Construction lighting will be shielded away from surrounding natural areas. Fixtures will be shielded to downcast below the horizontal plane of the fixture height and mounted as low as possible.</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p><b>MM-BIO-5A. Burrowing Owl Avoidance and Mitigation Measures.</b>                      No less than 14 days prior to the onset of construction activities, a qualified biologist shall survey the construction limits of the Specific Plan Area and a 500-foot buffer for the presence of burrowing owls and occupied nest burrows. A second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods. If burrowing owls are not detected during the clearance survey, no additional conditions may be required to avoid impacts to burrowing owl.</p> <p>If burrowing owl is documented, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation, or that juveniles from the occupied burrows are foraging independently and capable of independent survival. Disturbance buffers shall be implemented by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). A biologist</p>	Prior to start of construction activities	Conduct, and provide results of, preconstruction surveys	March JPA, CDFW (as applicable)			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>shall be contracted to perform monitoring during all construction activities approximately every other day. The definitive frequency and duration of monitoring shall be dependent on whether it is the breeding versus non-breeding season and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW.</p> <p>If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a non-disturbance buffer between the Project activities and the occupied burrow shall be installed by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012).</p>						
<p><b>MM-BIO-5B. Burrowing Owl Relocation and Mitigation Plan.</b></p> <p>If avoidance is not possible, either directly or indirectly, a Burrowing Owl Relocation and Mitigation Plan (Plan) shall be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Specific Plan Area. The Plan shall detail methods for passive relocation of burrowing owls from the Specific Plan Area, provide guidance for monitoring and management of the replacement burrow sites, and associated</p>	Prior to start of construction activities	Review and approval of burrowing owl pre-construction survey report, and Burrowing Owl Relocation Mitigation Plan if required	March JPA, CDFW (as applicable)			

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows, and associated suitable habitat, are available off site for every burrowing owl or pair of burrowing owls to be relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan.</p> <p>The Project applicant shall submit at least one burrowing owl pre-construction survey report to the satisfaction of the March Joint Powers Authority and CDFW to document compliance with this mitigation/avoidance measure. For the purposes of this mitigation measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012).</p>						
<p><b>MM-BIO-6. San Diego Black-Tailed Jackrabbit.</b>                      Thirty days prior to construction, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions,</p>	Prior to start of construction activities	Review of preconstruction survey and review of written report if applicable	March JPA, CDFW (as applicable)			

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFW. Occupied maternity dens, depressions, nests, and burrows shall be flagged for avoidance. A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface, as further described in MM-BIO-3 If construction fencing is installed, the contractor shall establish adequate openings within the southern and eastern fence perimeters to allow for passive dispersal into adjacent undeveloped lands during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The qualified biologist shall document all San Diego black-tailed jackrabbits identified, avoided, and/or moved, and provide a written report to CDFW within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.						
<b>MM-BIO-7. Nesting Bird Avoidance and Minimization Measures.</b>	Prior to and during construction	Review of preconstruction surveys; letter report or mitigation plan as	March JPA			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

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<p>The Specific Plan Area supports suitable habitat for nesting birds. As such, the following mitigation is required to reduce impacts on nesting birds: To avoid direct impacts to raptors and/or native/migratory birds (including California horned lark, Cooper’s hawk, Lawrence’s goldfinch, northern harrier, sharp-shinned hawk, and yellow warbler), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 through September 15). If removal of habitat in the proposed area of disturbance or building demolition must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance and within a 100-foot buffer for general avian species and a 500-foot buffer for raptor species. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation) or building demolition.</p> <p>If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be</p>		applicable if nesting birds observed				

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS as applicable for review and approval and implemented to the measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.						
<p><b>MM-BIO-8. Upland Vegetation Communities.</b>                      To mitigate potential impacts on upland vegetation, the following mitigation shall be completed by the Applicant prior to issuance of grading permits. Note that upland native habitat mitigation outlined herein is consistent with the MSHCP requirements for these communities. Though the March JPA is an independent agency and not a participant under the MSHCP, performing mitigation in compliance with this regional conservation plan helps minimize and avoids significant cumulative biological impacts.</p> <p>Project impacts on encelia scrub (1.53 acres) flat-topped buckwheat (4.56 acres), Riversidean sage scrub (5.54 acres) shall be mitigated at a 1:1 ratio, and Project impacts on Riversidean sage scrub – disturbed (4.05 acres) will be mitigated at a 0.5:1 ratio through the purchase of 13.66</p>	Prior to issuance of any grading permit	Documentation of mitigation or purchase of credits at an approved mitigation bank and approval by the California Department of Fish and Wildlife	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
acres of coastal or Riversidean sage scrub credits at an approved mitigation bank, such as the Chiquita Canyon Conservation Bank, Soquel Canyon Mitigation Bank, Brook Forest Conservation Bank, or Daley Ranch Conservation Bank.						
<p><b>MM-BIO-9. Aquatic Resources Mitigation.</b>                      The Specific Plan Area supports aquatic resources that are considered jurisdictional under the USACE, RWQCB and CDFW. Prior to construction activity, the Applicant shall coordinate with the USACE, Los Angeles District to assure conformance with the requirements of Section 404 of the Clean Water Act and with the Santa Ana RWQCB (Region 8) to assure conformance with the requirements of Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Prior to activity within CDFW-jurisdictional streambed or associated riparian habitat, the Applicant shall coordinate with CDFW (Eastern Sierra and Inland Desert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.</p> <p>The Project shall mitigate at not less than 1:1 with re-establishment credits (0.28 acres USACE/0.28 acres RWQCB/1.68 acres CDFW) for impacts on aquatic resources as a part of an overall strategy to ensure no net loss. Mitigation shall be</p>	Prior to start of construction activity	Documentation of mitigation or purchase of credits at an approved mitigation bank; Review and approval of Habitat Mitigation and Monitoring Plan (HMMP) if applicant-sponsored mitigation is implemented	March JPA, USACE, RWQCB, CDFW, and State Water Resources Control Board (as applicable)			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>completed through use of a mitigation bank (e.g., Riverpark Mitigation Bank or the Barry Jones Wetland Mitigation Bank) or other applicant-sponsored mitigation (e.g., applicant-sponsored mitigation through the Riverside-Corona Resource Conservation District). Final mitigation ratios and credits shall be determined in consultation with the USACE, RWQCB, and/or CDFW based on agency evaluation of current resource functions and values and through each agency’s respective permitting process.</p> <p>Should applicant-sponsored mitigation be implemented, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared in accordance with State Water Resources Control Board guidelines and approved by the agencies in accordance with the proposed program permits. The HMMP will include but is not limited to: a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant sponsored mitigation shall be conserved and managed in perpetuity.</p> <p>Best management practices (BMPs) shall be implemented to avoid any indirect impacts</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>on jurisdictional waters, including the following:</p> <ul style="list-style-type: none"> <li>• Vehicles and equipment will not be operated in ponded or flowing water or within buffer areas as determined by the agencies during aquatic resource permitting, except as described in permits.</li> <li>• Water containing mud, silt, or other pollutants from grading or other activities will not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows.</li> <li>• Spoil sites will not be located within 30 feet from the boundaries of jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into drainages.</li> <li>• Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil, or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources, resulting from Project-related activities, will be prevented from contaminating the soil and/or entering avoided jurisdictional waters and buffer areas as determined</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
by the agencies during aquatic resource permitting. <ul style="list-style-type: none"> <li>No equipment maintenance will be performed within jurisdictional waters or within buffer areas as determined by the agencies during aquatic resource permitting, including wetlands and riparian areas, where petroleum products or other pollutants from the equipment may enter these areas. Fueling of equipment will not occur on the Project site.</li> </ul>						
<b>Cultural Resources</b>						
<b>Project Design Features</b>						
<b>PDF-CUL-1.</b> Two Weapons Storage Area igloos will be retained on the Project site. These igloos will remain visually accessible to the public and signage will be incorporated to share the former use of these facilities as part of the former March Air Force Base.	Construction; post-construction	Review of site plans; documentation of visual accessibility and signage	March JPA			
<b>Mitigation Measures</b>						
<b>MM-CUL-1-Cultural Resources Monitoring Plan (CRMP).</b> At least thirty (30) days before the issuance of any grading permits, the project applicant shall prepare a Cultural Resource Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba Tribes, to explicitly detail the methods and procedures for	Prior to issuance of grading permits	Review and approval of CRMP	March JPA; Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>avoidance and protection measures for cultural resources and the procedures for the inadvertent discovery of unrecorded cultural resources. The treatment of the resource(s) will be consistent with the terms and provisions of the mitigation and CRMP may be amended by the March JPA, applicant, and Tribes as agreed upon. Before finalization, the Principal Investigator/Project Archaeologist will circulate the draft CRMP to March JPA and Consulting Tribes for review and comment and complete it prior to any development within the Area of Potential Effect (APE). The final document will include methods and practices and other appropriate issues that may be relevant to the culturally appropriate treatment of resources. This CRMP shall include but not be limited to the following guidelines:</p> <ul style="list-style-type: none"> <li>• Descriptions of roles and responsibilities of all pertinent parties during ground-disturbing activities.</li> <li>• The mitigation measures and/or Conditions of Approval.</li> <li>• The details of the relocation and control grading operations.</li> <li>• The protocols and stipulations that the contractor, March JPA, Pechanga Band of Indians, Soboba Band of Luiseño Indians, and Principal Investigator</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>(Project Archaeologist) will follow in the event of inadvertent cultural resources.</p> <ul style="list-style-type: none"> <li>• Type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.</li> <li>• The monitoring frequency and coverage areas.</li> <li>• The State and MLD protocols and procedures are to be followed if any human remains or unidentifiable bone is discovered on site.</li> <li>• Contact information of relevant individuals for the Project.</li> </ul>						
<p><b>MM-CUL-2. Contractor Specifications.</b> Following the completion of the CRMP and prior to issuance of any grading permit, the Project applicant shall provide evidence, to March JPA's and Consulting tribes' satisfaction, that the approved provisions/recommendations as determined in the CRMP are included in Contractor Specifications. The specifications shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• ““The site/features outside of the area of direct impact (CA-RIV-4068; CA-RIV-5420 Features A, B, C, D, and H; CA-RIV-5811; CA-RIV-5812; and CA-RIV-5819) shall be preserved in perpetuity.”</li> <li>• Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and</li> </ul>	Prior to issuance of grading permits	Review of Contractor Specifications	March JPA, Pechanga and Soboba Tribes			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>Monitoring Agreements entered into with the Consulting 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/ Mitigation Measure <b>MM-CUL-13</b>.</p> <ul style="list-style-type: none"> <li>• “Controlled grading within 10 to 15 feet of a recorded archaeological feature shall be implemented and archaeologists and/or Tribes may request additional areas to be controlled graded based on the finding.”</li> <li>• “Should any cultural resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the Planning Director and Tribes are satisfied that adequate provisions are in place to evaluate and protect these resources.” This condition and the approved provisions/recommendations as determined in the CRMP, shall be incorporated on the cover sheet of the grading plan.</li> </ul>						
<p><b>MM-CUL-3. Workers Environmental Awareness Program (WEAP) Training.</b> An archaeologist meeting the Secretary of the</p>	Prior to start of grading	Documentation of WEAP Training presentation and handout or pamphlet	March JPA, Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
Interior Standards and Native American monitor(s) shall attend a pre-grading meeting to conduct a WEAP training regarding cultural and archaeological sensitivity for all construction personnel and monitors who are not trained archaeologists. A PowerPoint presentation and handout or pamphlet shall be prepared, in consultation with the Tribes, to ensure proper identification and treatment of inadvertent discoveries. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources and tribal cultural resources. Each worker shall also learn the proper procedures to follow if cultural resources, tribal cultural resources, or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor, archaeological monitor and tribal monitor(s).						
<b>MM-CUL-4. Native American Monitoring</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and	Prior to issuance of grading permits; 30 days prior to mass grading and trenching activities	Agreement with Pechanga Band of Indians and the Soboba Band of Luiseño Indians for tribal monitoring activities	March JPA, Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth-moving activities in the affected area if suspected archaeological resources are unearthed.						
<b>MM-CUL-5. Archaeological Monitoring.</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with March JPA, the construction manager, and any contractors and will conduct a mandatory Cultural Resources WEAP training for those in attendance. The 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 requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly	Prior to the issuance of a grading permit	Presence of archaeology construction monitor; review of WEAP	March JPA, Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the WEAP Training prior to beginning work and the archaeological monitor or Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.						
<b>MM-CUL-6. Environmentally Sensitive Areas (ESA).</b> Prior to the start of ground-disturbing activities, all features recommended to be preserved in place, CA-RIV-4068; CA-RIV-5420 Features A, B, C, D, and H; CA-RIV-5811; CA-RIV-5812; and CA-RIV-5819, shall be fenced off with construction fencing and identified as ESAs to ensure Project personnel do not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal Monitors, and verified by the Project Archaeologist. Specific requirements pertaining to the avoidance buffer, style, materials, access, maintenance, and other requirements shall be provided within the CRMP.	Prior to ground-disturbing activities	Installation of fencing around features identified in CRMP	March JPA, Pechanga and Soboba Tribes			
<b>MM-CUL-7. Relocation of Cultural Features.</b> Prior to the start of ground-disturbing activities, all features identified in the CRMP as recommended for attempt to preserve in place, bury in place, or for relocation (CA-	Prior to start of ground-disturbing activities	Installation of fencing around features identified in CRMP	March JPA, Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
RIV-4067; CA-RIV-5420 Features E, F, and G; CA-RIV-5421 Temp-2; Temp-3; and Temp-9 through Temp-15) shall be temporarily fenced off with construction fencing and identified as ESAs to ensure project personnel does not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal monitors, and verified by the Project Archaeologist. Once the final location of the features has been determined and the area prepped, the features are to be moved in one trip to their final resting location. If the features(s) do not survive the relocation efforts in one piece, all feasible fragments will be relocated to the final location. The relocation area shall be preserved in perpetuity and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area.						
<b>MM-CUL-8. Controlled Grading and Grubbing.</b> All grading shall be controlled within 10 to 15 feet of the cultural features or cultural areas of concern as determined by the Principal Investigator/Project Archaeologist and with the Consulting Tribes and as reflected in the CRMP. The identified area shall be inspected by the Principal Investigator/Project Archaeologist and	Prior to start of ground-disturbing activities	Field inspection as applicable	March JPA, Pechanga and Soboba Tribes			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
Native American monitor prior to initiating grading for each area. Grading shall be controlled within the Environmentally Sensitive Buffer Area using a slope board or similar equipment to allow soil to be removed in increments of only a few inches at a time. Other areas that may require controlled grading shall be determined by the Principal Investigator/Archaeologist and the Native American monitor(s) based on the results and soil types identified during grading. Should any changes be needed, an updated exhibit will be produced and approved by all parties prior to any ground disturbance in the newly identified area.						
<b>MM-CUL-9. Inadvertent Discovery of Cultural Resources.</b> In the event that archaeological resources or tribal cultural resources are inadvertently unearthed during excavation and grading activities for the Project, that were not assessed by the archaeological report(s) and/or environmental assessments conducted prior to Project approval, the following procedures shall be followed. 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 Consulting Tribes. Tribal cultural	During ground-disturbing activities	Consultation with March JPA, the Tribal Representative(s) and the Project Archaeologist as applicable in the event of an unanticipated discovery	March JPA, Pechanga and Soboba Tribes (as applicable)			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the Project’s ground disturbing activities shall be subject to the consultation process required by state law and AB 52.</p> <p>The contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project cultural resources professionals, including the Project Archaeologist, consulting Tribe(s), March JPA, and applicant, shall meet to evaluate the significance of the find and determine the appropriate course of action. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the March JPA, as to the appropriate mitigation (documentation, avoidance, recovery, etc.) for the cultural resource. Further ground disturbance, including but not limited to grading, trenching, etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall</p>						

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<p>be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed. After the find has been appropriately avoided or mitigated and cleared by March JPA, the Project cultural resources professional and, if applicable, the Native American monitor(s), work in the area may resume. Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and Monitoring Agreements entered into with the Consulting 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/Mitigation Measure <b>MM-CUL-13</b>. According to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project Archaeologist, and the Native American Monitor(s) cannot agree on the significance or the mitigation for such resources, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall decide based on the provisions of CEQA with respect to archaeological and tribal cultural resources and shall consider</p>						



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<p>the religious beliefs, customs, and practices of the appropriate Native American tribes. Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission.</p> <p>If potentially significant features or sites are discovered, an Evaluation Plan shall be developed by the Project archaeologist and the applicable Native American representative and shall contain, at a minimum, a research design and field methodology designed to address the criteria outlined in the CRHR. If a site is determined to be significant, as confirmed by March JPA, and avoidance, preservation, and protection in place of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to March JPA for review and approval prior to implementation of the said plan. Evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior’s Professional Qualification Standards. If the Tribe(s) disagree with regard to the determined significance of the discovery and/or the proposed management strategy for a cultural resource of Native American origin</p>						

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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or cultural importance, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, and recommendations of the Project's archaeological Principal Investigator/Project Archaeologist and shall consider the cultural and religious practices of the Tribe(s). Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission.						
<p><b>MM-CUL-10. Final Disposition.</b> In the event that Native American Cultural resources are identified during Project earthwork and ground-disturbing activities, the following procedures shall be carried out for final disposition; one or more of the following treatments in order of preference, shall be employed in consultation with the Consulting Tribes. Evidence of such shall be provided to March JPA:</p> <ol style="list-style-type: none"> <li>1. Preservation-In-Place of the cultural resources. Preservation in place means avoiding the resources, leaving them in the place where they were found with no</li> </ol>	During ground-disturbing activities	Consultation with Pechanga and Soboba Tribes as applicable; Review and approval of Phase IV report if required	March JPA, Pechanga and Soboba Tribes (as applicable)			

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>development affecting the integrity of the resource(s).</p> <p>2. Reburial of the cultural resource(s) on the Project property. The Preservation Site(s) will be located within the Project site development envelope of the Project, outside of any known and identified cultural resource sites. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process 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 March JPA under a confidential cover and not subject to Public Records Requests.</p>						
<p><b>MM-CUL-11. Archaeological Monitoring Report (Phase IV).</b> A report, prepared by an archaeologist meeting the Secretary of the Interior Standards, documenting monitoring</p>	<p>Within 60 days of completion of grading or other ground-disturbing activities</p>	<p>Submission of Archaeological Monitoring Report</p>	<p>March JPA, Pechanga and Soboba Tribes</p>			

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activities conducted by a qualified archaeologist and Native American monitor(s) shall be submitted to March JPA within 60 days of completion of grading or other Project-related activities with the potential to impact archaeological or tribal cultural resources. This report shall document the known resources on the property, describe how each mitigation measure was fulfilled, and document the type of cultural resources recovered and the disposition of such resources. The report will be submitted to March JPA, the Eastern Information Center, and the appropriate tribe(s).						
<b>MM-CUL-12. Human Remains.</b> In the event that human remains are inadvertently encountered during construction activities, all work is to immediately stop and no further disturbance shall occur in the area until the County Coroner has made the necessary findings as to origin. The remains and associated resources shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No	During ground-disturbing activities	Consultation with the County Coroner, NAHC, and MLD as applicable in the event of an unanticipated discovery of human remains	March JPA			

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further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined if the remains are potentially human in origin and under the Coroner’s jurisdiction or not. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to immediately notify the Native American Heritage Commission (NAHC). The NAHC must immediately notify those persons it believes to be the most likely descendant (MLD). The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.						
<b>MM-CUL-13. Non-Disclosure.</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific	During ground-disturbing activities	Consultation with the County Coroner, NAHC, and MLD as applicable	March JPA			

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exemption set forth in California Government Code 7927.000.						
<b>Geology and Soils</b>						
<b>Mitigation Measures</b>						
<p><b>MM-GEO-1. Slope Stability.</b></p> <p>a. All grading shall be performed in accordance with the grading guidelines outlined in the March Joint Powers Authority (JPA) Development Code and the West Campus Upper Plateau Specific Plan.</p> <p>b. Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March JPA that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration, Proposed Meridian West Campus Upper Plateau, East of La Crosse Street and South of Camino del Sol, Riverside County, California, dated December 13, 2022, included as Appendix G of this EIR, as well as subsequent design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Manager constitute evidence that all future grading and construction on</p>	Prior to issuance of any grading permit	Review and approval of grading plans	March JPA			

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<p>the Project site would comply with the applicable geotechnical recommendations.</p> <p>c. All future development shall use proper erosion control measures during and following construction. Landscaping and slope maintenance shall be conducted as soon as possible after grading in order to increase long-term surficial stability of slope faces.</p> <p>d. Temporary and permanent cut slopes, including temporary slopes created during potential blasting operations, shall be monitored during grading by a California Certified Engineering Geologist for signs of potentially unstable conditions. If unstable conditions are encountered during grading, a stabilization fill may be considered, as specified in the preliminary geotechnical investigation conducted by Leighton Consulting in 2021 for the proposed Project (Appendix G). If potentially unstable slopes are created as a result of blasting, the temporary slopes shall be laid back to a gradient acceptable to the on-site geologist.</p>						
<p><b>MM-GEO-2. Paleontological Resources.</b> Prior to issuance of a grading permit:</p> <p>a. A qualified professional paleontologist shall demarcate, both on the grading plans and in the field, the extent of the</p>	Prior to issuance of any grading permits	Review and approval of grading plans and a PRIMP as applicable for the eastern end of the	March JPA			

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>Pleistocene very old alluvial fan deposits within the area of ground disturbance in the project site. Grading plans shall prohibit blasting within the demarcated area until after the completion of paleontological monitoring, or at the discretion of the professional paleontologist. In the event conditions arise that would have required blasting within the demarcated area, the applicant shall utilize alternative rock breaking methods, such as expanding chemical agents (epoxy resin).</p> <p>b. The applicant shall submit a Paleontological Resource Impact Mitigation Program (PRIMP) covering approximately 1.18 acres of Pleistocene alluvial fan deposits as mapped at the eastern end of the proposed Cactus Avenue extension for approval by March JPA. The PRIMP shall be prepared by a qualified professional paleontologist, defined as an individual with a master’s or doctorate degree in paleontology or geology who is knowledgeable in professional paleontological procedures and techniques. The qualified professional paleontologist shall be subject to mandatory and aspirational standards of the Society of Vertebrate Paleontology Ethics Code. The PRIMP shall follow the guidelines and the</p>		proposed Cactus Avenue extension				



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>recommendations of March JPA and the Society of Vertebrate Paleontology (2010). The PRIMP shall include:</p> <ol style="list-style-type: none"> <li>1. Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors.</li> <li>2. The paleontological monitoring program shall be directed by a qualified professional paleontologist. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified professional paleontologist.</li> <li>3. Full-time monitoring of grading or excavation activities shall be performed starting at the surface within the demarcated areas of Pleistocene very old alluvial fan deposits.</li> <li>4. On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. The paleontological monitor will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of</li> </ol>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner.</p> <p>5. Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor.</p> <p>6. Preparation (repair and cleaning), sorting, and cataloging of recovered paleontological resources.</p> <p>7. Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the Western Science Center) with permanent paleontological collections.</p> <p>c. The qualified paleontologist shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when accepted as satisfactory by March JPA, will signify satisfactory completion of the project program to mitigate impacts to paleontological resources.</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<b>Greenhouse Gas Emissions</b>						
<b>Project Design Features</b>						
<b>PDF-GHG-1.</b> Conduit shall be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available.	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>Mitigation Measures</b>						
<b>MM-GHG-1.</b> Prior to issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating solar photovoltaic (PV) electricity generation sufficient to generate at least 100% of the building’s power requirements or the maximum solar that can be accommodated on the building rooftop, so as to comply with the 2019 Riverside County Climate Action Plan, up to the maximum permitted by the Riverside County Airport Land Use Commission, will be installed as part of the building permit or has already been installed under a previously issued building permit for the Project. All solar photovoltaic systems shall be reviewed by March Air Reserve Base through a glint and glare study. The schedule of solar voltaic system locations may be updated as needed.	Prior to issuance of any building permit	Review of plans and specifications; Review of glint and glare study as applicable	1. March JPA, 2. Riverside County ALUC, 3. March ARB, as applicable			
<b>MM-GHG-2.</b> Prior to the issuance of each building permit, the applicant shall provide	Prior to issuance of any building permit	Review of plans and specifications	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
March Joint Powers Authority with sufficient evidence demonstrating all light bulbs and light features within the Project are Energy Star certified.						
<b>MM-GHG-3.</b> Prior to the issuance of each building permit, the applicant will provide March Joint Powers Authority with sufficient evidence demonstrating the building will install duct insulation to a minimum level (R-6) of and modestly enhanced window insulation (0.28 or less U-factor, 0.22 or less SHGC) consistent with the 2019 Riverside County Climate Action Plan criteria.	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-4.</b> Consistent with the 2019 Climate Action Plan criteria and prior to the issuance of each building permit, the applicant shall provide March JPA with sufficient evidence demonstrating the building will include the following design elements: Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher and energy efficiency ratio [EER] 14/78% annual fuel utilization efficiency [AFUE] or 8 heating seasonal performance factor [HSPF]; Installation of water heaters with an energy factor of .92 or higher; All occupied rooms	Prior to issuance of any building permit	Review of plans and specifications	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
will have some form of daylighting (e.g., skylights or windows).						
<b>MM-GHG-5.</b> Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide enhanced insulation (rigid wall insulation R-13 or equivalent, roof/attic R-38).	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-6.</b> Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide blower door home energy rating system (HERS) verified envelope leakage or equivalent.	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-7.</b> Each Project site plan shall provide circuitry, capacity, and equipment for EV charging stations in accordance with Tier 2 of the 2022 CALGreen Code.	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-8.</b> Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient toilets (1.5 gallons per minute [gpm]).	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-9.</b> Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide waterless urinals.	Prior to issuance of any building permit	Review of plans and specifications	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<b>MM-GHG-10.</b> Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient faucets (1.28 gpm).	Prior to issuance of any building permit	Review of plans and specifications	March JPA			
<b>MM-GHG-11.</b> Prior to the issuance of any grading permit, the Project will provide an in-lieu payment to the March Joint Powers Authority for the installation of a bus shelter on Alessandro Boulevard, not to exceed \$17,000. If the bus shelter is not installed within 7 years of Project approval, the amount will be refunded to the developer.	Prior to issuance of any grading permit	Payment of in-lieu fee	March JPA			
<b>MM-GHG-12.</b> Each Project site plan shall provide documentation demonstrating implementation of Riverside County Climate Action Plan Screening Table Measures sufficient to provide for a minimum of 100 points per the County Screening Tables. March JPA 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). March JPA shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.	<ol style="list-style-type: none"> <li>Plot Plan/Design Plan Review.</li> <li>Prior to issuance of building permits.</li> </ol>	<ol style="list-style-type: none"> <li>Review of Plot Plan/Design Plan.</li> <li>Review of plans and specifications.</li> </ol>	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<b>Hazards and Hazardous Materials</b>						
<b>Project Design Features</b>						
<p><b>PDF-HAZ-1.</b> As required by the Riverside County Airport Land Use Compatibility Plan (ALUCP), as detailed plans become available, they will be reviewed for consistency with the Riverside County ALUCP. In addition, the following conditions as a result of ALUC Development Review (File No. ZAP1515MA22, Appendix L) shall apply:</p> <ul style="list-style-type: none"> <li>Any new outdoor lighting that is 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>A “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice. A copy of this notice is attached to the conditions for ALUC Development Review (File No. ZAP1515MA22).</li> <li>The Project has been conditioned to utilized underground detention systems, which shall not contain surface water or attract wildlife. Any proposed stormwater basins or facilities shall be designed and maintained to provide for</li> </ul>	Prior to issuance of any building permits	Review of plans and specifications as applicable	1. March JPA. 2. RCALUC (as applicable)			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the 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. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.</p> <ul style="list-style-type: none"> <li>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 RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.</li> </ul> <p>A notice sign shall be permanently affixed to the stormwater basin 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</p>						



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>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> <ul style="list-style-type: none"> <li>Temporary construction equipment used during actual construction of the structure(s) shall not exceed the prescribed heights as identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.</li> </ul>						
<p><b>PDF-HAZ-2.</b> Stormwater management facilities will be designed such that any modifications to open channels or native flow lines do not support potentially hazardous wildlife through the incorporation of vegetation that could provide food, shelter, or nesting habitat for wildlife. Stormwater management facilities will also be consistent with Riverside County ALUCP Condition 4 related to stormwater management facilities and detention basins (see also PDF-HAZ-1).</p>	Prior to issuance of building permit	Project plan check	March JPA			
<p><b>PDF-HAZ-3.</b> Solid waste that is stored on site for recycling and disposal will be contained in covered receptacles that remain closed at all times.</p>	Prior to issuance of building permit	Project plan check	March JPA			
<p><b>PDF-HAZ-4.</b> Grading plan standards related to potential ditches, terrace drains, or other</p>	Prior to issuance of any grading permits	Review and approval of grading plans	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
minor swales will require that seed mixes used for soil stabilizations are reviewed by a Qualified Airport Wildlife Biologist (QAWB) and revised as necessary to exclude the use of grains or other constituents that may attract potentially hazardous wildlife.						
<b>Mitigation Measures</b>						
<p><b>MM-HAZ-1. Abatement of Hazardous Building Materials</b></p> <p>Prior to issuance of demolition or grading permits, the Project applicant shall submit documentation to the satisfaction of the March Joint Powers Authority (JPA) that all recommendations from the January 17, 2022, Leighton Consulting Inc. Phase II Environmental Site Assessment for Meridian – West Campus Upper Plateau and the May 5, 2022, Leighton Consulting Inc. Hazardous Material (PCB/Treated Wood Waste) Investigation Report have been implemented at the Project site including but not limited to the following:</p> <ul style="list-style-type: none"> <li>The 42 pole-mounted transformers on site shall be disposed of or recycled in accordance with 40 CFR 761 and accompanied by the findings of the April 26, 2022 sampling results including the one sample that showed the presence of Aroclor 1260 at a concentration of 1.5 milligrams per kilogram. In the event that during removal activities,</li> </ul>	Prior to issuance of any demolition or grading permits	Review and approval of demolition documentation	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>transformer oil is identified or suspected in underlying soils, an assessment of nearby soils and/or hardscapes for PCBs shall be performed in accordance with the requirements set forth in 40 CFR 761.</p> <ul style="list-style-type: none"> <li>• Applicable laws and regulations regarding the abatement and removal of asbestos containing materials, metals (cadmium, chromium and/or lead), mercury in light switches and fluorescent tubes, and lead-based paint shall be adhered to and implemented prior to demolition activities.</li> <li>• Universal Waste Rule items shall be managed in accordance with applicable regulatory requirements.</li> <li>• All wood poles found throughout the site shall be managed in accordance with California’s Alternative Management Standards for treated wood waste consistent with California Health and Safety Code Sections 25230 through 25230.18.</li> <li>• Evaluate various wastes identified at the site for hazardous waste characterization under California and Resource Conservation and Recovery Act standards for appropriate disposal to a licensed disposal facility.</li> <li>• All ground disturbing activities shall be conducted by workers trained to look for</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
any suspect contamination which can include odorous soils, soil staining, pipelines, underground storage tanks, unexploded ordnance, or other waste debris. If encountered, earthwork activities shall cease until laboratory analysis of soil samples have been conducted and direction given from the Air Force and/or overseeing agency.						
<b>MM-HAZ-2. Materials Storage Near School</b> Facilities located within one-quarter mile of an existing school, including public or private schools as well as preschools, shall not store, handle, or use toxic or highly toxic gases at quantities that exceed threshold levels established by California Health and Safety Code Section 25532.	Prior to certificate of occupancy	1.Review of plans and specifications 2.Review of letter from project tenant certifying compliance with mitigation measure.	March JPA			
<b>MM-HAZ-3. Airport Compatibility.</b> Prior to issuance of building permits, the Project applicant shall ensure the following: <ul style="list-style-type: none"> <li>All development shall be designed in a manner which does not encroach into civilian and military airspace, as determined through a Federal Aviation Administration 7460-1 airspace analysis, that shall be completed prior to review by the Riverside County Airport Land Use Commission and the March Joint Powers Authority (JPA) granting individual plot plan approval.</li> </ul>	Prior to issuance of any building permit	1.Review of plans and specifications 2.Review compliance with FAA 7460-1 airspace analysis	March JPA , ALUC (as applicable)			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<ul style="list-style-type: none"> <li>• The Project engineer for any development shall submit information confirming that open detention basins, when incorporated into the Project, shall completely drain within 48 hours of a rain event.</li> <li>• Within Airport Compatibility Zone C1, aboveground storage of more than 6,000 gallons of flammable or hazardous materials shall be reviewed by the Riverside County Airport Land Use Commission, prior to consideration of these facilities by the March JPA.</li> <li>• Irrespective of above bullet, use/storage of acutely hazardous materials within Airport Compatibility Zone C1, in excess of threshold levels as identified in Title 8 of the Code of Regulations Appendix A to Section 5189 - List of Acutely Hazardous Chemicals, Toxics and Reactive, shall file for approval by the Riverside County Airport Land Use Commission prior to review and approval of the use by the March JPA.</li> <li>• All development shall be consistent with the conditional approvals by the Riverside County Airport Land Use Commission made in their May 16, 2022, Development Review File No. ZAP1515MA22 as well as the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<i>Hydrology and Water Quality</i>						
<i>Mitigation Measures</i>						
<p><b>MM-HYD-1. Interim Soil Stabilization Plan</b>                      Prior to issuance of a grading permit for the Specific Plan Area, an Interim Soil Stabilization Plan shall be developed to the satisfaction of the March Joint Powers Authority (JPA), detailing measures that will be taken to prevent soil erosion subsequent to grading and prior to construction on individual parcels. Examples of soil stabilization measures include construction of temporary desilting basins, hydroseeding for temporary establishment of grasses, use of natural and/or synthetic soil binders (i.e., tackifiers and soil stabilizers), straw wattle installation at regular intervals across each parcel and around parcel perimeters, and berm construction around the perimeter of each parcel to prevent off-site soil migration. Site monitoring shall be completed every six months and after rainfall events of 1.0 inch or greater to ensure that soil stabilization methods are continuing to be effective. In the event that erosion is observed during monitoring, corrective actions shall be taken immediately to prevent additional erosion. The Interim Soil Stabilization Plan shall be implemented and funded under the supervision of the March JPA.</p>	<p>Prior to issuance of any grading permit</p>	<p>Review and approval of Soil Stabilization Plan</p>	<p>March JPA</p>			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p><b>MM-HYD-2. Water Quality Management Plan</b>                      Consistent with the Master Project Specific Water Quality Management Plan, Master Meridian West Campus Upper Plateau (Appendix K-2) for the Specific Plan Area, prior to issuance of each building permit, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March JPA, for the development proposed as part of the Meridian West Upper Plateau Specific Plan. In accordance with March JPA’s guidance, each WQMP shall meet the requirements of the Riverside County Municipal Separate Storm Sewer System (MS4) Permit, as well as the National Pollutant Discharge Elimination System (NPDES) New Development &amp; Redevelopment Guidelines for Projects Under the March Joint Powers Authority, also known as the 2008 March JPA WQMP Guidance Document, such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed design and that these features would effectively reduce and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. Specifically, proprietary biotreatment units (i.e., Modular Wetland Systems) shall be installed downstream of</p>	<p>Prior to issuance of any building permit</p>	<p>Review and approval of WQMP</p>	<p>March JPA</p>			

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Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
each detention basin, as infiltration is not feasible at the site. The biotreatment units shall be designed to capture and treat stormwater pollutants, consistent with commercial/industrial developments and associated parking lots, and including oil, grease, metals, trash, and debris. Treatment design shall be finalized as each development is proposed within the Specific Plan. Source control BMPs shall be implemented whenever possible. A long-term maintenance and funding plan shall also be approved by the March JPA as part of each WQMP.						
<b>MM-HYD-3. Hydrology/Drainage Study</b> Consistent with the Preliminary Hydrology Study for Meridian Park Upper Plateau (Appendix K-1), prior to issuance of each building permit, a Hydrology/Drainage Report shall be developed to the satisfaction of the March Joint Powers Authority, for the development proposed within the West Campus Upper Plateau Specific Plan. The Hydrology/Drainage Report shall demonstrate with the implementation of design features incorporated into each development that stormwater runoff flow rate, associated with specific lot development, would be less than or equal to existing conditions, to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply	Prior to issuance of any building permit	Review and approval of a Hydrology/Drainage Report	March JPA			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
with the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual for storm drain planning and design calculations. Based on the Hydrology/Drainage Report, detention basins shall be constructed on individual lots that are sized to accommodate stormwater runoff such that flows do not exceed existing conditions.						
<b>Noise</b>						
<b>Project Design Features</b>						
<b>PDF-NOI-1. Hours of Construction</b> Project construction activities shall not be conducted during the period from 7:00 p.m. on a given day until 7:00 a.m. on the following day. Additionally, outdoor construction and grading activities, including the operation of any tools or equipment associated with construction, drilling, repair, alteration, grading/grubbing or demolition work within 500 feet of the property line of a residential use, shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, between 5:00 p.m. and 8:00 a.m. on Saturdays, and at any time on Sunday or a Federal Holiday.	1. Prior to grading permit. 2. Ongoing	1. Review of construction management plan submitted by the Grading and Construction Superintendent 2. Ongoing construction observation/inspection	March JPA			
<b>PDF-NOI-2. Blasting and Drilling Limits</b> No blasting shall occur within 1,000 feet of any residence or other sensitive receptor. In the event bedrock material that is not	1. Prior to grading permit. 2. Ongoing	1. Review of construction management plan submitted by the	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
rippable by bulldozer is encountered within 1,000 feet of any residence or other sensitive receptor, the construction contractor shall utilize expansive epoxy or other non-explosive demolition agent for any necessary removal operations. In addition to the distance limits, any blasting or drilling activities shall not exceed the City construction noise threshold of 75 dBA Leq for City residents or the County's construction noise threshold of 65 dBA Lmax for County residents.		Grading/Construction Superintendent 2. Ongoing construction observation/inspection				
<b>PDF-NOI-3. Blasting Activities</b> All blasting activities shall be designed to meet the regulatory construction noise and vibration thresholds outlined on Table 4.11-7 of this EIR.	1. Prior to grading permit. 2. Ongoing	1. Review of construction management plan submitted by the Grading/Construction Superintendent 2. Ongoing construction observation/inspection	March JPA			
<b>PDF-NOI-4. Construction Contractor Noise Abatement Best Practices.</b> Prior to the issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions: <ul style="list-style-type: none"> <li>All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.</li> <li>All stationary construction equipment shall be placed in such a manner so</li> </ul>	1. Prior to grading permit. 2. Ongoing	1. Review of construction management plan submitted by the Grading/Construction Superintendent 2. Ongoing construction observation/inspection	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<p>that the emitted noise is directed away from any sensitive receivers.</p> <ul style="list-style-type: none"> <li>• Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers.</li> <li>• The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment for <b>PDF-NOI-1</b>.</li> <li>• Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment.</li> <li>• No music or electronically reinforced speech from construction workers shall be allowed within 500 feet of the property line of a residential use or sensitive receptor.</li> </ul>						
<b>Transportation</b>						
<b>Project Design Features</b>						
<p><b>PDF-TRA-1.</b> As part of the Project, the following on-site and site-adjacent roadway improvements will be constructed to accommodate site access.</p> <p><b>Airman Drive and Cactus Avenue:</b></p> <ul style="list-style-type: none"> <li>• Install a traffic signal.</li> <li>• Construct a northbound shared through and -right turn lane (225 feet of storage).</li> </ul>	Prior to issuance of first grading permit	Review of plans and specifications	March JPA			

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	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<ul style="list-style-type: none"> <li>Construct dual southbound left turn lanes (225-feet of storage) and a through lane.</li> <li>Construct a westbound left turn lane (300-feet of storage) and a right turn lane.</li> </ul> <p><b>Linebacker Drive and Cactus Avenue:</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct the northbound approach with a left turn lane (200-feet of storage), through lane, and right turn lane (250-feet) with overlap phasing.</li> <li>Construct the southbound approach with dual left turn lanes (325-feet of storage) and shared through-right turn lane.</li> <li>Construct eastbound approach with one left turn lane (200-feet of storage), one through lane, and one shared through-right turn lane.</li> <li>Construct westbound approach with one left turn lane (300-feet of storage), one through lane, and one right turn lane (trap lane, no pocket length).</li> </ul> <p><b>Brown Street and Cactus Avenue:</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct the southbound approach with a shared left-right turn lane.</li> <li>Construct the eastbound approach with a left turn lane (two-way-left-turn lane)</li> </ul> <p>Construct the eastbound approach with</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>a left turn lane (two-way-left-turn lane) channelized or otherwise signed to prevent trucks from turning left onto Brown Street and two through lanes.</p> <ul style="list-style-type: none"> <li>Construct the westbound approach with a through lane and shared through-right turn lane.</li> </ul> <p><b>Cactus Avenue:</b></p> <ul style="list-style-type: none"> <li>Construct Cactus Avenue at its ultimate full-section width as a Modified Secondary Highway (98-foot right-of-way, 76-foot curb-to-curb) between Linebacker Drive and the existing terminus west of Meridian Parkway. The right-of-way will accommodate 6-foot sidewalks and 4.5-feet of parkway on both sides along with a 5-foot bike lane, landscaped median and two traveled lanes in each direction. The West Campus Upper Plateau roadway cross-sections are shown on Exhibit 1-5 of the Project Traffic Analysis.</li> <li>Construct Cactus Avenue at its ultimate full-section width as a Modified Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb) west of Linebacker Drive to Airman Drive. The right-of-way will accommodate 5-foot detached sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
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<ul style="list-style-type: none"> <li>Construct a gated emergency access only connection between the terminus of Cactus Avenue at Airman Drive and Barton Street.</li> </ul> <p><b>Barton Street:</b></p> <ul style="list-style-type: none"> <li>Construct Barton Street at its ultimate full-section width as a Collector (66-foot right-of-way, 40-foot curb-to-curb) from the existing northerly and southerly termini consistent with the City of Riverside’s Circulation Element. Once completed, the roadway will provide a connection between the existing Mission Grove community to the north and Orangecrest community to the south. The right-of-way will accommodate a single 13.5-foot travel lane, a 1-foot striped median, and a 6-foot bicycle lane in each direction. A 6-foot curb adjacent sidewalk will be provided on each side of the street. In addition, a 17-foot wide LLMD easement will exist along the west side of the roadway, providing for a 10-foot-wide multi-purposed trail, as well as a 5-foot landscape buffer that will be associated with a 7-foot-wide landscape buffer and drainage swale located within the street right-of-way. Bike racks and bike lockers will be provided near the entrance of the Park.</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

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<p><b>Brown Street:</b></p> <ul style="list-style-type: none"> <li>Construct Brown Street at its ultimate full-section width as an Industrial Collector (78-foot right-of-way, 56-foot curb-to-curb) between the existing northerly terminus and Cactus Avenue. The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 17-feet) separated by a 12-foot striped median.</li> </ul> <p><b>Internal Streets (Linebacker Drive, Airman Drive, Bunker Hill Drive, and Arclight Drive):</b></p> <ul style="list-style-type: none"> <li>Construct these roadways at their ultimate full-section width as an Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb). The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.</li> </ul>						
<p><b>PDF-TRA-2.</b> The Project will amend the existing March JPA truck routes along Brown Street to Cactus Avenue, and Cactus Avenue west from Meridian Parkway. Internal Project roadways of Linebacker Drive, Arclight Drive, Bunker Hill Drive, and Airman Drive will also be truck routes. Trucks are prohibited from turning left on Brown Street to access Alessandro</p>	Prior to first certificate of occupancy	Adoption of revised Truck Route ordinance	March JPA			

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
Boulevard. No truck access is permitted along Barton Street.						
<b>PDF-TRA-3. Truck Route Enforcement Program.</b> To address trucks turning left from Cactus Avenue onto Brown Street or otherwise violating the established truck routes, the Project applicant shall provide the March Joint Powers Authority compensation of \$100,000 to fund a truck route enforcement program for a period of two years commencing with the issuance of the first certificate of occupancy.	With the issuance of the first certificate of occupancy	Truck Route Enforcement by Riverside County Sheriff’s Office or other law enforcement entity.	March JPA			
<b>PDF-TRA-4. Payment of Fair Share Cost</b> To address operational deficiencies at off-site intersections, the Project shall contribute \$321,799 as its fair share towards the improvement measures provided in the Table 1-4, Summary of Improvements and Rough Order of Magnitude Costs, of the Project Traffic Analysis (Appendix N-2).	With the issuance of the first certificate of occupancy	Distribution of mitigation contribution to member entities in accordance with Appendix N-2, Table 1-4	March JPA			
<b>Mitigation Measures</b>						
<ul style="list-style-type: none"> <li><b>MM-TRA-1. Construction Traffic Management Plan.</b> Prior to the issuance of grading permits, the Project applicant shall develop and implement a March Joint Powers Authority-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions to ensure that to the extent practical,</li> </ul>	Prior to issuance of any grading permit	Review and approval of Construction Traffic Management Plan	March JPA			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

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<p>construction traffic would access the Project site during off-peak hours; and shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• Maintain existing access for land uses in proximity of the Project Site throughout construction.</li> <li>• Designate an on-site employee parking area.</li> <li>• Schedule deliveries and pick-ups of construction materials to non-peak travel periods.</li> <li>• Minimize obstruction of through traffic lanes on Alessandro Boulevard and Meridian Parkway.</li> <li>• Construction equipment traffic from the contractors shall be controlled by flagman.</li> <li>• Identify designated transport routes for heavy trucks to be used throughout Project construction.</li> <li>• Schedule vehicle movements to ensure that there are no vehicles waiting off site and impeding public traffic flow on the surrounding streets.</li> <li>• Establish requirements for loading/unloading and storage of materials on the Project Site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the</li> </ul>						

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	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
<p>safety of the pedestrian and access to adjacent businesses and/or properties. Any travel lane encumbrances shall not occur during peak traffic hours.</p> <ul style="list-style-type: none"> <li>• Coordinate with adjacent or affected businesses and/or properties and emergency service providers to ensure adequate access exists to the Project Site and neighboring sites.</li> <li>• Construction traffic shall be routed to avoid travel through, or proximate to, sensitive land uses.</li> <li>• All construction contractors shall be provided with written information on the Construction Traffic Management Plan along with clear consequences to violators for failure to follow the Plan.</li> <li>• Signage shall be posted on Brown Street and Cactus Avenue with contact information for the project manager for public questions or concerns about construction traffic. A response to comments or inquiries will be provided within 72 hours of receipt.</li> </ul>						
<p><b>MM-TRA-2. Traffic Safety Plan for Barton Street.</b> Prior to the issuance of grading permits, the Project applicant shall develop a Barton Street Traffic Safety Plan to include traffic calming features supplemented with speed activated speed limit signs/warning signs, additional signage, flashing beacons, approved by the March Joint Powers</p>	<p>Prior to issuance of any grading permit</p>	<p>Review and approval of Barton Street Traffic Safety Plan</p>	<p>March JPA City of Riverside</p>			

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Authority (JPA) Civil Engineer, in compliance with a three-party memorandum of understanding mitigation executed by the City of Riverside, March JPA, and Meridian Park LLC. The Project applicant shall implement the Plan and shall install “No Parking” signs along Barton Street to restrict on-street parking.						
<b>Tribal Cultural Resources</b>						
<b>Mitigation Measures</b>						
See MM-CUL-1 through MM-CUL-13 above.						
<b>Wildfire</b>						
<b>Project Design Features</b>						
<b>PDF-FIRE-1.</b> The Project shall comply with Chapter 33 of the California Fire Code, which prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during construction operations within a fire hazard severity zone.	<ol style="list-style-type: none"> <li>1. Prior to grading permit</li> <li>2. Ongoing</li> </ol>	<ol style="list-style-type: none"> <li>1. Review of construction management plan submitted by the Grading/Construction Superintendent</li> <li>2. Ongoing construction observation/inspection</li> </ol>	Riverside County Fire Department, March JPA			
<b>PDF-FIRE-2.</b> The Project’s Fire Protection Plan (FPP) evaluates and identifies the potential fire risk associated with the Project’s land uses. The Project shall implement the FPP’s recommendations for water supply, fuel modification and defensible space, access, building ignition and fire resistance, and fire protection	<ol style="list-style-type: none"> <li>1. Prior to grading permit</li> <li>2. Ongoing</li> </ol>	<ol style="list-style-type: none"> <li>1. Review of construction management plan submitted by the Grading/Construction Superintendent</li> <li>2. Ongoing construction observation/inspection</li> </ol>	Riverside County Fire Department, March JPA			

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<p>systems, among other pertinent fire protection criteria, which complies with or exceeds existing code requirements for building in a fire hazard severity zone. The Project shall also comply with the fire safety requirements and standards of the Riverside County Fire Department along with Project-specific measures based on the Project site, its intended use, and its fire environment, as defined and memorialized in the FPP.</p> <p>As described in the Project’s FPP and graphically represented in Figure 6 of Appendix Q, the Fuel Modification Zones would be as follows:</p> <p><b>Zone A: Non-Combustible Zone</b></p> <p>Zone A extends 5-feet from buildings and structures.</p> <p>The ember-resistant zone is currently not required by law, but science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to Project buildings. The following provides guidance for this zone, which may change</p>						

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<p>based on the regulations developed by the Board of Forestry and Fire Protection.</p> <ul style="list-style-type: none"> <li>• Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch.</li> <li>• Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check roofs, gutters, stairways, etc.</li> <li>• Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.</li> <li>• Relocate firewood and lumber to Zone B.</li> <li>• Replace combustible fencing, gates, and arbors attach to structures with noncombustible alternatives.</li> <li>• Consider relocating garbage and recycling containers outside this zone.</li> <li>• Consider relocating boats, RVs, vehicles and other combustible items outside this zone.</li> </ul> <p><b>Zone B: Paved/Irrigated Zone</b></p> <p>Zone B extends up to 100 feet from buildings and structures.</p> <ul style="list-style-type: none"> <li>• Remove all dead plants, grass and weeds (vegetation).</li> </ul>						

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<ul style="list-style-type: none"> <li>Remove dead or dry leaves and pine needles from landscaping, roof and rain gutters.</li> <li>Remove branches that hang over rooves.</li> <li>Trim trees regularly to keep branches a minimum of 10 feet from other trees.</li> <li>Relocate wood piles to Zone B.</li> <li>Remove or prune flammable plants and shrubs near windows.</li> <li>Remove vegetation and items that could catch fire from around and under decks, balconies, and stairs.</li> <li>Create a separation between trees, shrubs and items that could catch fire, such as wood piles.</li> </ul> <p><b>Zone C: Thinning Zone</b></p> <p>Zone C extends from Zone B up to 100 feet from buildings and structures.</p> <ul style="list-style-type: none"> <li>Cut or mow annual grass down to a maximum height of 4 inches.</li> <li>Create horizontal space between shrubs and trees.</li> <li>Create vertical space between grass, shrubs and trees.</li> <li>Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.</li> </ul>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

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<ul style="list-style-type: none"> <li>All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.</li> </ul> <p><b>Fire Access Road Zone</b></p> <p>Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources adjacent to open space. Clear and remove flammable growth for a minimum of 10 feet on each side of the access roads. Additional clearance beyond 10 feet may be required upon inspection.</p> <ul style="list-style-type: none"> <li>Required clearance extends a minimum of 10 feet from the edge of any public or private roadway as well as an unobstructed vertical clearance of 20-feet.</li> <li>Landscaping and native plants shall be appropriately spaced and maintained.</li> <li>Trees found in Appendix E can be planted, if they are far enough from structures and Fire Department accesses, and do not overhang any structures or access at maturity.</li> </ul> <p>Roadside fuel modification for the Project consists of maintaining ornamental landscapes, including trees, clear of dead and dying plant materials. Roadside fuel</p>						

Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

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<p>modification shall be maintained by the Project.</p> <p><b>Undesirable Plants</b></p> <p>Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be physical (structure promotes ignition or combustible) or chemical (volatile chemicals increase flammability or combustion characteristics). The plants included in the FMZ Undesirable Plan List (refer to Appendix E) are unacceptable from a fire safety standpoint and shall not be planted or allowed to establish opportunistically within the FMZs or landscape areas.</p>						
<p><b>PDF-FIRE-3.</b> March JPA’s Landscape, Lighting and Maintenance District shall provide tenants of the West Campus Upper Plateau Specific Plan Area with a proactive educational component disclosing the potential wildfire risk and the FPP’s requirements. These educational materials shall include information on maintaining the landscape and structural components according to the appropriate standards and embracing a “Ready, Set, Go” stance on evacuation. All educational materials shall be reviewed and approved by the Riverside</p>	<p>Prior to issuance of any certificate of occupancy</p>	<p>Review and approval of educational materials by Riverside County Fire Department</p>	<p>Riverside County Fire Department, March JPA</p>			



Table 8-1. Mitigation Monitoring and Reporting Program for West Campus Upper Plateau Project

Project Design Feature/Mitigation Measure	Monitoring/Reporting			Verification of Compliance		
	Monitoring/Reporting Phase	Monitoring/Reporting Method	Enforcing Agency and Responsible Agency	Initial	Date	Comments
County Fire Department. The FPP was prepared for the Project in accordance with CFC Title 24, Chapter 49.						
<b>Mitigation Measures</b>						
<p><b>MM-FIRE-1. Pre-Construction Requirements.</b>                      The grading and building permits shall require fuel modification to be implemented and approved by the Riverside County Fire Department (RCFD) prior to bringing combustible materials on-site. Adequate firebreaks at least 50 feet wide shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation. Existing flammable vegetation shall be reduced by 50% on vacant lots upon commencement of construction. Firebreaks and fuel modification shall be implemented in accordance with Appendix Q, West Campus Upper Plateau Fire Protection Plan, and approved by RCFD.</p> <p>The Project shall comply with the following risk reducing vegetation management guidelines:</p> <ul style="list-style-type: none"> <li>All existing above ground power lines shall be removed and all new power lines shall be underground for fire safety. Temporary construction power lines may be approved by RCFD in areas</li> </ul>	<ol style="list-style-type: none"> <li>Prior to grading permit</li> <li>Ongoing</li> </ol>	<ol style="list-style-type: none"> <li>Review of construction management plan submitted by the Grading/Construction Superintendent</li> <li>Ongoing construction observation/inspection</li> </ol>	Riverside County Fire Department, March JPA			

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<p>that have been cleared of combustible vegetation.</p> <ul style="list-style-type: none"> <li>Erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping or irrigation will be avoided.</li> </ul>						
<p><b>MM-FIRE-2. Vegetation Management.</b>                      Vegetation management (i.e., assessment of the fuel modification zone and fuel modification area’s condition and removal of dead and dying and undesirable species; as well as thinning as necessary to maintain specified plant spacing and fuel densities) shall be completed annually by May 1 of each year, and more often as needed for fire safety, as determined by the Riverside County Fire Department. The vegetation management will be funded by the Project and shall be conducted by their contractor(s). The Project shall be responsible for all vegetation management throughout the development, in compliance with the Project Fire Protection Plan (FPP) that establishes requirements for all FMZs (i.e., Zone A, Zone B, Zone C and Roadside).                       The permanent fuel maintenance zones required for the Project shall be maintained by the applicant during construction, and by the owner of each parcel or a Property Management Association, which will be</p>	Ongoing	Compliance with the Project Fire Protection Plan (FPP) that establishes requirements for all FMZs (i.e., Zone A, Zone B, Zone C and Roadside)	Riverside County Fire Department, March JPA			

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<p>responsible for vegetation management once the Specific Plan Area is built out. The Owner or Property Management Association will be responsible for vegetation management in perpetuity.</p> <p>On-going/as-needed fuel modification maintenance during the interim period while the Project is built out and adjacent parcels are developed, which may be one or more years, will include necessary measures for consistency with the FPP, including:</p> <ul style="list-style-type: none"> <li>• Regular Maintenance of dedicated Open Space.</li> <li>• Removal of undesirable combustible vegetation and replacement of dead or dying landscaping.</li> <li>• Maintaining ground cover at a height not to exceed 18 inches. Annual grasses and weeds shall be maintained at a height not to exceed three inches.</li> <li>• Removing accumulated plant litter and dead wood. Debris and trimmings produced by thinning and pruning should be removed from the Project site or chipped and evenly dispersed in the same area to a maximum depth of four inches.</li> <li>• Maintaining manual and automatic irrigation systems for operational integrity and programming. Effectiveness should be regularly</li> </ul>						

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<p>evaluated to avoid over or under-watering.</p> <ul style="list-style-type: none"> <li>Complying with FPP requirements on a year-round basis. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of May and June, depending on precipitation during the winter and spring months.</li> </ul>						
<p><b>MM-FIRE-3. Alternative Materials and Methods.</b> The Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor’s contract specification for lots where compliance with the required Fuel Management Zone (FMZ) protection is achieved through a combination of FMZ and additional construction ignition resistance enhancements:</p> <ol style="list-style-type: none"> <li>Windows on structures facing the open space areas shall include dual panes, with both panes tempered.</li> <li>Unless the building is a tilt-up structure, exterior walls and doors shall be constructed to a standard of Minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building.</li> </ol>	<ol style="list-style-type: none"> <li>Prior to issuance of building permit</li> <li>Prior to issuance of certificate of occupancy</li> </ol>	<ol style="list-style-type: none"> <li>Review of plans and specifications</li> <li>Ongoing construction observation/inspection</li> </ol>	March JPA			

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iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O’Hagin, or similar vents approved by RCFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units (CMUs) between on-site structures and open space. Proof of compliance shall be provided to the March JPA prior to issuance of a Certificate of Occupancy for any structures that require these additional materials and methods.						

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