

# **MITIGATION MONITORING AND REPORTING PROGRAM**

## **MAPES AND TRUMBLE INDUSTRIAL FACILITY PROJECT**

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This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

### **Mapes and Trumble Industrial Facility Project** **Conditional Use Permit 22-05023**

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of Perris (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

### **MITIGATION MONITORING AND RESPONSIBILITIES**

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If, during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

### **REGULATORY COMPLIANCE MEASURES**

Regulatory Compliance Measures are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, policies, etc.

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**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST**

**Project Name: Mapes and Trumble Industrial Facility Project**

**Applicant:**

**Blue Arch Investments, Inc.**

**Date:**

**February 23, 2023**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>Aesthetics</b>					
<p><b>MITIGATION MEASURE AES-1:</b> Prior to issuance of grading permits, the property owner/developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.</p>	<p>City of Perris Director of Development Services, or designee.</p>	<p>Prior to issuance of grading permit.</p>	<p>Evidence to the City temporary nighttime lighting is downward facing and hooded or shielded.</p>		<p>Withhold grading permit or issuance of a stop work order.</p>
<b>Biological Resources</b>					
<p><b>MITIGATION MEASURE BIO-1:</b> Site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the construction zone.</p> <p>If active nests are not located within the project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located</p>	<p>City of Perris Director of Development Services, or designee.</p>	<p>Prior to issuance of grading permit, prior to the commencement of ground disturbance activities, and during construction.</p>	<p>Evidence to the City a qualified biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate buffers are established and monitored until the nesting effort is finished. Submittal of a report to City for mitigation monitoring compliance record keeping.</p>		<p>Withhold grading permit or issuance of a stop work order.</p>

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<p>during the pre-activity field survey, the biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite qualified biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.</p>					
<p><b>MITIGATION MEASURE BIO-2:</b> The project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of grading and construction activities at the project site. The survey shall include the project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City prior to obtaining a grading permit. In addition, if burrowing owls are observed during the Migratory Bird Treaty Act nesting bird survey required by Mitigation Measure BIO-1, to be conducted within three days of ground disturbance or</p>	<p>City of Perris Director of Development Services, or designee.</p>	<p>Prior to the commencement of ground disturbance activities and during construction.</p>	<p>Evidence to the City the required pre-construction survey has been completed and, if necessary, the CDFW is sent written notification and a burrowing owl protection and relocation plan is prepared and applicable provisions of the burrowing owl protection and relocation program have</p>		<p>Withhold grading permit or issuance of a stop work order.</p>

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<p>vegetation clearance, the observation shall be reported to the CDFW. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity shall be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided, and the qualified biologist and project proponent shall coordinate with the City of Perris Planning Division, the USFWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the USFWS prior to commencing project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan. The permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to</p>			<p>been satisfied. A final letter report submitted to the CDFW prior to the start of project activities.</p>		

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<p>the CDFW prior to the start of project activities. When the qualified biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, project activities may begin.</p> <p>If burrowing owls occupy the project site after project activities have started, then construction activities shall be halted immediately. The project proponent shall notify CDFW and USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.</p>					
<b>CULTURAL RESOURCES</b>					
<p><b>MITIGATION MEASURE TCR-1:</b> Prior to the issuance of grading permits, the project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during</p>	<p>City of Perris Director of Development Services, or designee.</p>	<p>Prior to issuance of grading permit, prior to the commencement of ground disturbance activities, and during construction.</p>	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) A professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012) is retained;</li> <li>2) City-approved consulting archaeologist monitors initial ground-disturbing activities;</li> <li>3) Applicant agreement with the Pechanga Band of Luiseño Indians submitted to City of Perris Planning Division;</li> <li>4) Treatment of unanticipated encounters pursuant to California</li> </ol>		<p>Withhold grading permit or issuance of a stop work order.</p>

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<p>ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>The project proponent/developer shall also enter into an agreement with the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground-disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.</p> <p>The agreement between the project proponent/developer and the Luiseño tribe shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• An agreement that artifacts will be reburied on-site and in an area of permanent protection;</li> <li>• Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;</li> <li>• Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for</li> </ul>			<p>Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014);</p> <p>5) Report of findings filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s).</p>		

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<p>curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and</p> <ul style="list-style-type: none"> <li>The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</li> </ul> <p>The project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this measure. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner shall commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p>					

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<p>If any Native American artifacts are identified when Luiseño tribal representatives are not present, all reasonable measures shall be taken to protect the resource(s) <i>in situ</i> and the City Planning Division and Luiseño tribal representative shall be notified. The designated Luiseño tribal representative shall be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and project archaeologist to protect the resource in accordance with tribal requirements. All analysis shall be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the project site or within the off-site project improvement areas, <b>Mitigation Measure TCR-2</b> shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by</p>					

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<p>the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the project.</p>					
<p><b>MITIGATION MEASURE TCR-2:</b> In the event that human remains (or remains that may be human) are discovered at the project site or within the off-site project improvement areas during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains shall be determined in consultation between the project proponent and the MLD. In</p>	<p>City of Perris Director of Development Services, or designee.</p>	<p>During construction</p>	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Appropriate buffer areas have been established as applicable;</li> <li>2) Coordinate with Luiseño tribal representative and County Coroner as necessary;</li> <li>3) Report of findings filed with the City, Luiseño tribal representative, and Eastern Information Center (EIC).</li> </ol>		<p>Issuance of a stop work order.</p>

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<p>the event that there is disagreement regarding the disposition of the remains, State law will apply and mediation with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public. The locations shall be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p>					
<b>GEOLOGY AND SOILS</b>					
<p><b>MITIGATION MEASURE GEO-1:</b> Prior to issuance of grading and/or building permits, the project proponent shall provide evidence to the City of Perris (City) for review and approval that proposed structures, features, and facilities have been designed and would be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the proponent’s development application is deemed complete by the City.</p> <p>Additionally, the project proponent shall provide evidence to the City that the recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, utilities, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to provide</p>	<p>Director of the City of Perris Building Department or designee.</p>	<p>Prior to issuance of grading and/or building permits and during construction.</p>	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Design-level plans comply with California Building Code in effect at the time of development application submittal;</li> <li>2) Recommendations in the design-level geotechnical/soils/geologic report are incorporated as applicable.</li> </ol>		<p>Withhold grading and/or building permits and/or issuance of a stop work order.</p>

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<p>a sufficient layer of non-expansive imported soil, engineered fill, and/or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the Geotechnical Investigation to protect against lateral spreading and landslides. Additionally, Portland cement shall be utilized for the construction of concrete structures in contact with subgrade soils determined to be corrosive to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The Soil Engineer shall inspect a 40-pound sample of the imported soil to be used on-site to ensure maximum density and expansion character are adequate. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading and verify seismic design parameters in accordance with American Society of Civil Engineers (ASCE) 7-16 Section 11.4.8. This measure shall be implemented to the satisfaction of the Director of the City of Perris Building Department or designee.</p>					
<p><b>MITIGATION MEASURE GEO-2:</b> Prior to the issuance of grading permits, the project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) pursuant to Society of Vertebrate Paleontology standards to be on-site for any project-related excavations that exceed 3 feet below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development</p>	<p>City of Perris Director of Development Services, or designee.</p>		<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Project proponent/developer prepares a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP);</li> <li>2) Project proponent/developer retains a qualified</li> </ol>		<p>Withhold grading permit and/or issuance of a stop work order.</p>

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<p>Services, or designee, and no grading activities shall occur at the project site or within the off-site project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>			<p>paleontologist for monitoring;</p> <p>3) Adequate provisions are in place to protect or retrieve/record/evaluate paleontological resources;</p> <p>4) Formal agreement between the project applicant and appropriate repository for fossils;</p> <p>5) Submittal of required evaluation and report by a qualified paleontologist to the City.</p>		

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**REGULATORY COMPLIANCE MEASURES**

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Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<b>HYDROLOGY AND WATER QUALITY</b>					
<p><b>REGULATORY COMPLIANCE MEASURE HYD-1:</b> Prior to the issuance of a grading permit, the project proponent shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Perris (City). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire demolition, grading, and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during the demolition, grading, and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of project construction and shall be available to the Santa Ana Regional Water Quality Control Board (SARWQCB) for inspection at any time. BMPs to be implemented may include the following:</p> <ul style="list-style-type: none"> <li>• Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected</li> </ul>	Director of the City of Perris Public Works Department, or designee.	Prior to construction.	Submittal to the City of a Storm Water Pollution Prevention Plan (SWPPP).		Withhold grading permit and/or issuance of a stop work order.

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<p>during construction, and repairs shall be made when necessary as required by the SWPPP.</p> <ul style="list-style-type: none"> <li>Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.</li> <li>All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.</li> <li>The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City and representatives of the SARWQCB. In the event that it is not feasible to implement specific BMPs, the City can make a determination that other BMPs would provide equivalent or superior treatment either on or off site.</li> </ul> <p>This measure shall be implemented to the satisfaction of the City of Perris Public Works Department.</p>					
<p><b>REGULATORY COMPLIANCE MEASURE HYD-2:</b> Prior to the issuance of a grading permit, the project proponent shall submit a Final Water Quality Management Plan (Final WQMP) to the City of Perris (City) for review and approval. The project shall implement project design</p>	<p>Director of the City of Perris Public Works Department, or designee.</p>	<p>Prior to the issuance of grading permit.</p>	<p>Submission to City of a Final Water Quality Management Plan (Final WQMP).</p>		<p>Withhold grading permit.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM  
MAPES AND TRUMBLE INDUSTRIAL FACILITY PROJECT**

**Project Name: Mapes and Trumble Industrial Facility Project**

**Applicant: Blue Arch Investments, Inc.**

**Date: February 23, 2023**

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. BMPs shall be designed and implemented to address Section 303(d) listed pollutants and retain the project site's minimum design capture volume and, if applicable, hydromodification volume to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 5 percent of the two-year peak flow in accordance with the <i>Riverside County Flood Control and Water Conservation District Hydrology Manual and the Riverside County Flood Control Water Conservation District Design Handbook for Low Impact Development Best Management Practices</i>, and Phase I MS4 Permit R8-2010-0033, NPDES No. CAS 618033 as amended by Order No. R8-2013-0024. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Periodic maintenance of any required BMPs and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of the City of Perris Public Works Department.</p>					