

Project Mitigation Monitoring and Reporting Program

Authority

This Environmental Mitigation Monitoring and Reporting Program has been prepared pursuant to Section 21081.6 of the *California Environmental Quality Act*, known as CEQA (Public Resources Code Section 21000 et seq.), and CEQA Guidelines 15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the Highland Fairview Corporate Park Addendum EIR.

Monitoring Schedule

Prior to the issuance of building permits, while detailed development plans are being prepared for approval by the Project Applicant and/or City staff, the Applicant and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases. The Applicant and/or City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of the Applicant, Developer, and/or City staff, who shall prepare or cause to be prepared reports of such monitoring at a recommended occurrence of once every quarter, until construction has been completed. However, monitoring would occur for each measure as specified in the mitigation, and there is no *required* formal reporting plan submittal. Regulatory agencies will have to harmonize the mitigation and monitoring/reporting as part of the regulatory permitting and will likely require submittal of formal monitoring reports. Once construction has been completed, the Applicant and/or City will monitor the project as deemed necessary.

Changes to Mitigation Measures

If minor changes are required to the MMRP, they would be made in accordance with CEQA and could be permitted after further review by the City. Such changes could include reassignment of monitoring and reporting responsibilities and/or redesign to make any appropriate improvements. No change would be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.

Support Documentation

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request. As well, all monitoring reporting forms, summaries, data sheets, and correction instruction related to the Mitigation Monitoring Program for Highland Fairview Corporate Park would be available for public review upon request at the City of Moreno Valley Department of Public Works offices during normal business hours.

Format of Mitigation Monitoring Matrix

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the responsible implementing and monitoring agencies, and time frame for monitoring; including the start and finish date for the mitigation and monitoring.

Mitigation Monitoring and Reporting Matrix

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
AESTHETICS							
MM A-1: During project construction, the construction site manager or supervisor shall ensure that construction lighting within the work area and light trespass shall be avoided through directional lighting, shielding, and other similar control measures.	Construction Supervisor	City of Moreno Valley Planning Division	During Construction				
MM A-2: Enhanced architectural and landscaping treatment shall be utilized along the building frontage with State Route (SR) 60 to minimize or soften views of long expanses of the upper elevations of buildings. Examples of alternative treatment measures may include, but not be limited to the following: <ul style="list-style-type: none"> • Use of color; or • Texture variation; or • Roof line variation. 	Applicant	City of Moreno Valley Planning Division	Plot Plan Review/Approval				
AIR QUALITY							
MM AQ-1: Prior to construction of the project, the project applicant shall comply with SCAQMD Rule 403 by providing a Fugitive Dust Control Plan that describes the application of best management practices to control fugitive dust during construction. Best management practices shall include: <ul style="list-style-type: none"> • Application of water on disturbed soils a minimum of three times per day; • Covering haul vehicles; • Replanting disturbed areas as soon as practical; 	Applicant	City of Moreno Valley Planning Division	Prior to Issuance of Grading Permit				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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<ul style="list-style-type: none"> Restricting vehicle speeds on unpaved roads to 15 mph; Suspension of all grading activities during high wind speeds in excess of 25 mph. A Large Operation notification shall be submitted to the SCAQMD prior to construction. Project applicant to designate a person(s) to monitor the dust control program and to order increased watering, as necessary. Post a sign with the telephone number and person to contact regarding dust complaints. The person shall take corrective action within 24 hours. Complete all roadways, driveways, sidewalks, etc. as soon as possible; building pads should be developed as soon as possible after grading unless seeding, polymer, water, landscaping, soil binders, or similar means are applied within five working days after grading completion to minimize fugitive dust. Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under SCAQMD Rule 1186.1. 							

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<p>MM AQ-2: The project applicant shall meet CARB standards by assuring use of lowest emission construction equipment reasonably available for use on this project. <u>All off-road equipment with a horsepower rating of 25 horsepower or greater used on the Project Site during the construction of the Project will meet a minimum Tier III rating and at least 80 percent of such equipment will meet a minimum Tier IV rating</u> and that the general contractor certify that this requirement has been satisfied. The construction fleet average shall meet or exceed Tier II level and the applicant shall provide incentives in the bidding process in selecting construction contractors that propose the lowest emission construction equipment (i.e., high pressure injectors; smaller engine sizes; electric equipment; gasoline powered equipment with catalytic converters; and alternatively fueled construction equipment).</p> <p>The applicant shall also provide incentives in the bidding process in selecting grading and construction contractors that propose the use of equipment using Level III diesel particulate filters.</p> <p><i>Note: Mitigation Measure MM AQ-2 has been updated to be consistent with the HFCP Final EIR Settlement Agreement (January 7, 2010) and the latest SCAQMD recommended practices for a project of this size.</i></p>	Applicant, Construction Supervisor	City of Moreno Valley Public Works, Land Development Division	<p>Prior to Construction</p> <p>During Onsite/Offsite Construction (Provide evidence that this has been certified)</p>				

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<p>MM AQ-3: During project construction, construction equipment shall be properly maintained in accordance with manufacturer’s specifications; maintenance shall include proper tuning and timing of engines. During maintenance, precautions shall be taken to ensure that fuel is not leaked onto the ground. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction and subject to inspection by the SCAQMD.</p>	Construction Supervisor	City of Moreno Valley Planning Division, Public Works, Land Development Division, and the South Coast Air Quality Management District	Onsite/Offsite Construction				
<p>MM AQ-4: During project construction, the developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or prohibit idling in excess of five (5) <u>three (3)</u> minutes.</p> <p><i>Note: Mitigation Measure MM AQ-4 has been updated to be consistent with the latest SCAQMD recommended practices for a project of this size.</i></p>	Construction Supervisor	City of Moreno Valley Safety Division	Onsite/Offsite Construction				
<p>MM AQ-5: Prior to issuance of a grading permit, the project applicant shall provide a traffic control plan to the City of Moreno Valley that will describe in detail safe detours around the project construction site with temporary traffic control (e.g., flag person) during construction-related truck hauling activities, as required by the City. Construction activities that affect traffic flow on the arterial system shall be minimized by scheduling such activities to off-peak hours. Construction truck travel shall be routed to minimize travel on congested streets and near to sensitive</p>	Applicant	City of Moreno Valley, Building and Safety Division	Prior to issuance of grading permit				

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<p>receptor areas. Construction traffic shall gain access to the project site via <u>World Logistics Center Parkway</u> (formerly Theodore Street) and Eucalyptus Avenue to the greatest extent possible to minimize traffic and dust along Redlands Boulevard. The traffic control plan is primarily intended as a safety measure but also can minimize traffic congestion and delays that increase idling and acceleration emissions. The traffic control plan shall be prepared in accordance with U.S. Department of Transportation Federal Highways Administration Rule on Work Zone Safety 23 CFR 630 Subpart J, Developing and Implementing Traffic Management Plans for Work Zones.</p> <p><i>Note: Mitigation Measure MM AQ-13 has been updated to reflect the current street name</i></p>							
<p>MM AQ-6: All paints shall be low VOC paints and applied using either high volume low-pressure (HVLP) spray equipment or by hand application. For a list of low VOC paints, refer to the website www.aqmd.gov/prdas/brochures/paintguide.html.</p>	Applicant, Construction Supervisor	City of Moreno Valley, Building and Safety Division	Construction				
<p>MM AQ-7A: Construction Phases. Prior to the issuance of grading permits, the developer shall provide documentation to the City of Moreno Valley indicating that construction workers will be encouraged to carpool to the greatest extent practical, including providing information on park and ride programs available to workers. The project shall also provide for lunch services onsite during construction to</p>	Applicant	City of Moreno Valley, Planning Division	<p>Prior to issuance of grading permits.</p> <p>Construction</p>				

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minimize the need for offsite vehicle trips. Workers shall be informed in writing and a letter placed on file at the City of Moreno Valley documenting the efforts to encourage carpooling.							
MM AQ-7B: Occupancy. Prior to the issuance of occupancy permits, the project applicant shall provide documentation to the City of Moreno Valley indicating that tenant workers will be encouraged to carpool to the greatest extent practical including providing information on park and ride programs available to employees. Employees shall be informed in writing and a letter placed on file at the City of Moreno Valley documenting the efforts to encourage carpooling.	Applicant	City of Moreno Valley, Planning Division	Prior to the issuance of Certificate of Occupancy				
MM AQ-8: During project construction, onsite electrical hook-ups shall be provided for electric construction tools including saws, drills and compressors, to minimize the need for diesel-powered electric generators.	Applicant, Construction Supervisor	City of Moreno Valley, Building and Safety Division	Construction				
MM AQ-9: During construction, rumble or bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads, or wash off trucks or any equipment leaving the site with each trip.	Applicant, Construction Supervisor	City of Moreno Valley, Public Works Land Development Division	Construction				
MM-AQ-10: Offsite construction improvements shall be limited to an 8-hour day during daylight hours.	Construction Supervisor	City of Moreno Valley, Public Works Land Development Division	Offsite Construction				

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<p>MM AQ-11: All project entrances shall be posted with signs which state:</p> <ul style="list-style-type: none"> • Diesel trucks servicing the project shall not idle for more than 3 minutes; and • Telephone numbers of the building facilities manager and the California Air Resources Board to report violations. 	Applicant, Tenants	City of Moreno Valley, Planning Division and Building and Safety Division	During construction				
<p>MM AQ-12: Electricity shall be provided in the loading dock areas for transportation refrigeration units visiting the site, if any.</p>	Applicant, Tenants	City of Moreno Valley, Planning Division and Building and Safety Division	Prior to Issuance of Certificate of Occupancy/Operation				
<p>MM AQ-13: <i>Note: Mitigation Measure MM AQ-13 has been satisfied through the City's approval of the World Logistics Center Specific Plan.</i></p>				N/A	N/A		
<p>MM AQ-14: Electrical hookups shall be provided for transport refrigeration units within the Commercial component (Phases II and III) to eliminate the need for idling of diesel-powered transport refrigeration units.</p>	Applicant, Tenants	City of Moreno Valley, Planning Division and Building and Safety Division	Plot Plan Approval/Prior to Occupancy Permits				
<p>MM AQ-15: The project applicant shall include in all new lease documents the requirement that the tenants shall utilize only trucks using refrigeration units capable of utilizing electrical hook-ups for deliveries to the tenant.</p>	Applicant	City of Moreno Valley, Planning Division	Operation (Written Documentation shall be provided)				
<p>MM AQ-16: <u>All diesel truck servicing logistics facilities on Parcels 2 and 3 shall meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025 or be powered by natural</u></p>	Applicant, Tenants	City of Moreno Valley, Planning Division	Operation				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring		
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<p>gas, electricity, or other diesel alternatives. Facility operators shall maintain a log of all trucks servicing the facility to document that trucks meet these emissions standards. This log shall be available for inspection by City staff at any time. The project applicant shall encourage its tenants to do the following: have a compressed workweek schedule for its employees; include electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets; require or provide incentives to use California Air Resources Board certified particulate filters that meet Level III requirements; use "clean" trucks, such as 2007 or newer model year or 2010 compliant; use electric yard trucks; use trucks with SmartWay 1.25 rating; and electrify auxiliary power units. The applicant shall provide documentation of its efforts to the satisfaction of the City.</p> <p><i>Note: Mitigation Measure MM AQ-16 has been updated to be consistent with the latest standard practices and SCAQMD recommendations. The mitigation measure has been modified to remove the requirement that all trucks be 2007 or newer. Due to its close similarity to this mitigation measure, MM AQ-22 has been removed.</i></p>								
<p>MM AQ-17: The project shall be designed such that the check-in point for trucks is inside the facility property to ensure that there are no trucks queuing outside the facility.</p>	Applicant	City of Moreno Valley, Planning Division, and Transportation Engineering Division	Plot Plan Review/Approval					

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MM AQ-18: Food services shall be provided onsite.	Applicant, Tenants	City of Moreno Valley, Planning Division	Onsite Construction Operation				
MM AQ-19: Prior to the issuance of Occupancy Permits, written evidence shall be provided to the Planning and Transportation Engineering Divisions that the project applicant shall include in all new lease documents the requirement that the tenant shall provide employees with incentives for carpooling or impose a parking fee.	Applicant, Tenant	City of Moreno Valley, Planning Division, and Transportation Engineering Division	Written Evidence of Compliance Shall Be Provided at Occupancy/Operation				
MM AQ-20: The property owners association shall maximize use of electrical equipment for landscape maintenance.	Applicant, Tenant	City of Moreno Valley, Planning Division	Prior to Certificate of Occupancy for Phase III				
MM AQ-21: Prior to the issuance of a certificate of occupancy for Phase 3, traffic signals, including interconnect hardware installed, or paid for, in whole or in part, by the project applicant shall be synchronized by the applicant, to the satisfaction of the City Engineer.	City of Moreno Valley	City of Moreno Valley, Transportation Engineering Division	Prior to Certificate of Occupancy for Phase III				
BIOLOGICAL RESOURCES							
MM BR-1: To avoid impacts to nesting birds covered under the MBTA, vegetation removal activities involving established perennial vegetation located in the urban/developed plant community shall be avoided during avian nesting season (February 15 through August 31). If the nesting season cannot be avoided, a nesting bird survey shall be provided no more than thirty (30) days prior to vegetation removal activities. If no active nests are observed, construction activity	Applicant, Consulting Biologist	City of Moreno Valley, Planning Division	Prior to Issuance of Grading Permits				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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may proceed with no further monitoring. If active nests are observed, a biological monitor shall be present during any construction activity within the vicinity of the nest. Construction activity may encroach within the vicinity of the nesting birds at the discretion of the biological monitor. Construction activity may proceed once the nestlings have fledged the nest.							
MM BR-2: <i>Note that Mitigation Measure BR-2 is not applicable to the Proposed Project as the Project Applicant paid the required mitigation fees prior to mass grading of the entire Highland Fairview Corporate Park, inclusive of Parcels 2 and 3. As such, Mitigation Measure BR-2 has already been satisfied.</i>				N/A	N/A		
MM BR-3: A pre-construction clearance survey for burrowing owl shall be provided. The pre-construction survey shall be conducted by a qualified biologist no more than thirty (30) days prior to any grading or ground disturbing activities. If construction is to be initiated during the breeding season (February 1 through August 31) and burrowing owl is determined to occupy any portion of the study area during the 30-day pre-construction survey, consultation with the CDFG and USFWS shall take place and no construction activity shall take place within 500 feet of an active nest/burrow until it has been determined that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow. No disturbance to active burrows shall	Applicant, Consulting Biologist	City of Moreno Valley, Planning Division	Prior to Issuance of Grading Permits				

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<p>occur without appropriate permitting through the MBTA and/or CDFG.</p> <p>If active burrowing owl burrows are detected outside the breeding season (September through January), or within the breeding season but owls are not nesting or in the process of nesting, passive relocation may be conducted following consultation with the CDFG and USFWS. Construction activity may occur within 500 feet of the active nests at the discretion of the biological monitor.</p>							
<p>MM BR-4: <i>Note that Mitigation Measure BR-4 is no longer applicable to the Proposed Project, as the fees to satisfy this mitigation measure have been paid.</i></p>				N/A	N/A		
CULTURAL RESOURCES							
<p>MM CR-1: Prior to the issuance of a grading permit, a City-approved Project Archaeologist shall be retained to initiate and supervise cultural resource mitigation-monitoring during project-related earthmoving in all areas of the project, subject to certain constraints found in MM CR-2. <u>The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.</u></p>	Applicant, Construction Supervisor, Consulting Archaeologist	City of Moreno Valley, Planning Division	Prior to Issuance of a Grading Permit (Provide document for review prior to issuance of a Grading Permit)				
<p>MM CR-2: Project-related archaeological monitoring shall include the following constraints:</p> <p>1. All construction-related earthmoving shall be monitored to a depth of ten</p>	Applicant, Construction Supervisor, Consulting Archaeologist	City of Moreno Valley Planning Division	During Grading				

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<p>(10) feet below grade by the Project Archaeologist or his/her designated representative;</p> <p>2. Once 50 percent of the earth to be moved has been examined by the Project Archaeologist, the Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected;</p> <p>3. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of virgin earth within the study area has been disturbed and inspected by the Project Archaeologist or his/her designated representative.</p> <p><u>34.</u> Grading shall cease in the area of a cultural artifact or potential cultural artifact as delineated by the Project Archaeologist or his/her designated representative. Grading should continue in other areas of the site while particular find are investigated; and</p> <p><u>45.</u> If cultural artifacts are uncovered during grading, they shall be examined by a professional archaeologist subject to MM CR-3, and decisions shall be made as to mitigation, treatment and/or disposition in consultation with the culturally affiliated Tribe(s), as determined by the City. A mitigation-monitoring report must accompany the artifacts.</p>							

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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<p>5. <u>If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.</u></p> <p>6. <u>The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition SB18 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</u></p> <ul style="list-style-type: none"> <u>Project grading and development scheduling</u> <u>The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources</u> 							

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<p><u>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 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 Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis</u></p> <ul style="list-style-type: none"> <u>The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</u> 							
<p>MM CR-3: <u>Should buried historic or prehistoric cultural resources be encountered during monitoring or construction activities at the project site,</u></p>	<p>Applicant, Construction Supervisor,</p>	<p>City of Moreno Valley Planning Division</p>	<p>During Grading</p>				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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<p><u>the resources shall be evaluated for significance in consultation with the culturally affiliated Tribe(s), as determined by the City, following CEQA Guidelines prior to continuance of grading in the area- work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and shall be implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</u></p> <p><u>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</u></p> <p>1. <u>Preservation-In-Place of the cultural resources, if feasible. Preservation in</u></p>	<p>Consulting Archaeologist</p>						

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<p>place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</p> <p>2. <u>Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include 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. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.</u></p>							
<p>MM CR-4: <u>Prior to the issuance of a grading permit, The City of Moreno Valley and the Developer shall designate culturally affiliated Tribe(s) to monitor the project. secure agreements with the Soboba Band of Luiseño Indians for tribal monitoring. Qualified representatives of the Tribal Group(s) shall be granted access to the project site to monitor all activities monitored by the Project Archaeologist. The Developer is also required to provide a minimum of 30 days advance notice to</u></p>	<p>City of Moreno Valley, Construction Supervisor</p>	<p>City of Moreno Valley Planning Division</p>	<p>Prior to Issuance of Grading Division</p>				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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<p><u>the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</u></p>							
<p>MM CR-5: <u>The City shall verify that the following note is included on the Grading Plan:</u> <u>"If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."</u></p>	<p>Applicant, Construction Supervisor, Consulting Archaeologist</p>	<p>City of Moreno Valley Planning Division, and Land Development Division of the Public Works Department</p>	<p>Prior to the issuance of a Grading Permits, During Grading</p>				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
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<p>MM CR-6: <u>If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98).</u></p>	Applicant/ Construction Supervisor	City of Moreno Valley, Planning Division	During Grading				
GEOLOGY AND SOILS							
<p>The project will be subject to the City’s Grading Ordinance and all applicable California Building Codes.</p> <p>MM GEO-1: During excavation and grading activities a qualified engineering geologist shall observe the in-grading excavation to confirm the absence of any fault features within the building site. If any currently unknown fault features are observed, such features shall be evaluated by the geologist and, if determined necessary, remediation measures or other measures as appropriate shall be implemented to address such features in accordance with applicable City and State requirements. The geologist’s record of observations shall be summarized in a final report to be submitted to the City at the conclusion of excavation/grading activities.</p>	Applicant, Consulting Geologist	City of Moreno Valley, Planning Division, Building and Safety Division, and Public Works Land Development Division	Onsite Construction During Grading				

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GLOBAL CLIMATE CHANGE AND GREENHOUSE GASES							
MM GCC-1: The project shall be designed to meet applicable 2008 Title 24 energy efficiency requirements, or any more stringent requirements that may be adopted prior to the issuance of building permits for the project.	Applicant	City of Moreno Valley, Planning Division, Building and Safety Division	Plan Check Review/Prior to Issuance of Building Permits				
MM GCC-2: All buildings shall be designed with “cool roofs” using products certified by the Cool Roof Rating Council, and exposed roof surfaces shall use “cool paints.”	Applicant	City of Moreno Valley, Planning Division, Building and Safety Division	Plan Check Review/Prior to Issuance of Building Permits				
MM GCC-3: The project shall install a photovoltaic array (solar panels) or other source of renewable energy generation on-site, or otherwise acquire energy from the local utility that has been generated by renewable sources, to meet the project's Phase 1 office electricity needs <u>of any offices within the development of Parcels 2 and 3.</u> <i>Note: MM GCC-3 has been amended to refer to possible office use in the development of Parcels 2 and 3.</i>	Applicant	City of Moreno Valley, Planning Division, Building and Safety Division	Prior to Certificate of Occupancy/Phase 1 Office Occupancy				
MM GCC-4: The design and operation of the project shall use ENERGY STAR-qualified energy efficient products for heating and cooling systems, and for built-in appliances and lighting.	Applicant	City of Moreno Valley, Planning Division, Building and Safety Division	Plan Check Review/Prior to Issuance of Building Permits				
MM GCC-5: To reduce vehicle miles traveled and emissions associated with trucks and vehicles, the following measures shall be implemented to the satisfaction of the Community Development Director, Public Works	Applicant	City of Moreno Valley, Planning Division, Building and Safety Division, Public Works, Transportation Engineering Division	Prior to Certificate of Occupancy, Operation				

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<p>Director, Building Official and Transportation Division Manager:</p> <ul style="list-style-type: none"> Onsite secure, weather-protected bicycle storage parking shall be provided. Onsite showers (one for males and one for females) and lockers for employees shall be provided in each building. Onsite convenient bicycle parking shall be provided for retail customers. Any traffic lights installed as part of this project shall use Light Emitting Diodes. Pedestrian and bicycle connections shall be provided to surrounding areas consistent with the Existing General Plan. A Transportation Management Association (TMA) shall be established for the project by the applicant. The TMA shall coordinate its efforts with other TMAs in the City and encourage and coordinate carpooling by occupants of the project. The TMA shall advertise its services to the building occupants. The TMA shall offer transit or other incentives to the employees to reduce greenhouse gas emissions. A shuttle shall be provided during any one hour period where the number of employees using public transit exceeds 20 during the period. The TMA shall distribute public transportation information to its employees. The TMA shall provide electronic message board space for 							

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<p>coordinating rides. Within two months after project completion, the TMA shall submit a plan to the City that outlines the measures the TMA has implemented and contact information.</p> <ul style="list-style-type: none"> There shall be preferential parking for carpools, vanpools, and alternatively fueled vehicles. 							
<p>MM GCC-6: The project shall provide a minimum of two electric vehicle-charging stations.</p>	Applicant	City of Moreno Valley, Planning Division and Building and Safety Division	Prior to Certificate of Occupancy				
<p>MM GCC-7: <i>Note: Mitigation Measure GCC-7 has been deleted as this measure is not considered feasible because biodiesel would result in additional construction NO_x emissions¹ (an ozone precursor).</i></p>				N/A	N/A		
<p>MM GCC-8: Prior to issuance of a grading permit, the project shall have in place a City-approved Solid Waste Diversion and Recycling Plan that demonstrates the diversion and recycling of all salvageable and re-useable wood, metal, plastic and paper products used during project construction. A similar Plan shall be in place prior to occupancy that demonstrates the diversion and recycling of all wood, metal, plastic and paper products during on-going operation of the warehouse and office portions of the project. The Plans shall include the name of the waste hauler, their assumed</p>	Applicant	City of Moreno Valley Public Works, Land Development Division	<p>Prior to Issuance of Grading Permit</p> <p>During Construction</p>				

¹ California Air Resources Board, *Final Report CARB Assessment of the Emissions from the Use of Biodiesel as a Motor Vehicle Fuel in California "Biodiesel Characterization and NO_x Mitigation Study"*, October 2011 and California Air Resources Board, *Final Report CARB Comprehensive B5/B10 Biodiesel Blends Heavy-Duty Engine Dynamometer Testing*, June 2014.

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
destination for all waste and recycled materials, and the procedures that will be followed to ensure implementation of this measure.							
MM GCC-9: The project shall be certifiable under Leadership in Energy and Environmental Design (LEED). The project shall obtain the following credits from the LEED for New Construction & Major Renovations, version 2.2 (or equivalent): Sustainable Sites Credit 7.1: Heat Island Effect, Non-Roof; LEED Energy & Atmosphere Credit 1, Optimize Energy Performance, in part through installing skylights and utilizing energy efficient lighting. Demonstration of certifiability shall be provided to the satisfaction of the City, prior to the issuance of building permits.	Applicant	City of Moreno Valley Planning Division and Building and Safety Division	Submit Prior to Building Permits				
MM GCC-10: The project shall be designed to accommodate trucks utilizing “SmartWay Truck Efficiency” emission reduction features. Trailer tails (extenders) are incompatible with loading docks and are exempt from this measure.	Applicant	City of Moreno Valley Planning Division	Prior to Issuance of Building Permits/Prior to Construction (Provide Documentation)				
MM GCC-11: Every truck that enters the site with a gross vehicle weight rating over 10,000 pounds shall have an Engine Certification Label. If it does not have the label, it shall be prohibited from entering the project site.	Applicant, Tenant	City of Moreno Valley, Planning Division	Operation				
HAZARDS AND HAZARDOUS MATERIALS							
MM HH-1: The fire protection system shall be designed per National Fire Protection Agency (NFPA) 13 to provide an Early Suppression Fast Response (ESFR) sprinkler system protection. Temperature	Applicant, Tenant	City of Moreno Valley Fire Department,	Plan Check Review/Approval				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
rating of sprinkler heads to be per the Fire Department's requirements.		Building and Safety Division					
MM HH-2: A complete on-site fire protection underground system shall be provided per NFPA 24 and specific requirements of the local authorities. This system shall include hydrants, sectional valves, backflow prevention, and Fire Department connections.	Applicant, Tenant	City of Moreno Valley Fire Department, Building and Safety Division	Plan Check Review/Approval				
MM HH-3: Riser assemblies shall include mechanical alarm valves. System control valves shall either be riser mounted with wall post extensions or exterior post indicator valves as required by the local authority. All required devices for central station alarm system interface shall be provided.	Applicant, Tenant	City of Moreno Valley Fire Department, Building and Safety Division	Plan Check Review/Approval				
MM HH-4: System design, material, and installation shall comply with NFPA 13 and the other previous NFPA standards. It shall also comply with CBC and UFC standards. Approvals will also be obtained from the owner's insurance authority.	Applicant, Tenant	City of Moreno Valley Fire Department, Building and Safety Division	Plan Check Review/Approval				
LAND USE AND PLANNING							
MM LU-1: <i>Note that Mitigation Measure LU-1 from the HFCP Final EIR is no longer applicable to the Proposed Project. Similar to MM AQ-13, this mitigation measure has been satisfied through the adoption of the World Logistics Center Specific Plan.</i>				N/A	N/A		
NOISE							
MM N-1: No Construction Vehicles on Redlands Boulevard south of Future Eucalyptus Avenue. Other than construction vehicles necessary for identified offsite improvements within	Applicant, Construction Supervisor	City of Moreno Valley, Public Works, Land Development Division	Construction				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
Redlands Boulevard, no construction vehicles shall be allowed in the vicinity of any residences on Redlands Boulevard south of existing Fir/future Eucalyptus Avenue. The prohibition for construction traffic shall apply to all phases of the proposed project.							
MM N-2: Note that MM N-2 has been satisfied with City approval of the WLC Specific Plan.				N/A	N/A		
<p>MM N-3: Daytime Construction Noise. City grading hours are from 7 a.m. to 6 p.m., Monday through Friday. If project site grading activities must occur within 560 feet of noise-sensitive land uses during the daytime (7 a.m. to 8 p.m.), then temporary sound barriers of sufficient height and density to reduce daytime noise levels to 60 dBA (Leq) or less shall be placed between the grading activities and the noise-sensitive land uses. Prior to the issuance of a grading permit, the developer shall submit a NRCP to the City as part of the grading permit submittal showing the limits of daytime construction based on the 560-foot setback in relation to the location of occupied residential dwellings and their associated parcels and other noises sensitive uses.</p> <p>In the event any new residential units or other noise-sensitive land uses are built and occupied in the vicinity of the project site prior to completion of Phase 1 construction, the NRCP shall be modified to show the revised new 560-foot setback for day time construction and grading</p>	Applicant, Construction Supervisor	City of Moreno Valley, Planning Division and Public Works Land Development Division	Prior to Issuance of a Grading Permit, Pre-Construction and Construction				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
<p>activities in relation to the new residences.</p> <p>With the implementation of this mitigation measure the loudest noise level that would be experienced at any developed residential parcel would be less than 60 dBA (Leq) during the daytime, and these levels would be consistent with the limits established in the City's Noise Ordinance. Compliance with these standards during Phase 1 construction of the project should be assured through the NRCP and periodic monitoring of noise levels at developed residential parcels within 560 feet of the project site. This mitigation measure does not apply to off-site construction.</p>							
<p>MM N-4: Require Equipment Maintenance. All construction equipment shall be maintained in good working order and fitted with the appropriate silencers, mufflers or acoustic covers where applicable.</p>	Applicant, Construction Supervisor	City of Moreno Valley, Planning Division, Building and Safety Division	During Construction				
<p>MM N-5: Locate Material Stockpiles 1,200 Feet from Residences south of the Freeway. Material stockpiles shall be located at least 1,200 feet from residences south of future Eucalyptus Avenue along <u>World Logistics Center Parkway (formerly Theodore Street)</u> and Redlands Boulevard. Remotely locating the stockpiles reduces the noise at the residences from equipment traveling to and from the stockpiles and the noise that is sometimes associated with handling of material.</p>	Applicant, Construction Supervisor	City of Moreno Valley, Planning Division, Building and Safety Division	During Construction				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
<p><i>Note: This Mitigation Measure has been fulfilled through the adoption of the World Logistics Center Specific Plan.</i></p> <p><i>Note: Mitigation Measure MM N-5 has been updated to reflect the current street name.</i></p>							
TRANSPORTATION AND TRAFFIC							
<p>MM TT(C)-1: <i>Note that Mitigation Measures TT(C)-1 through TT(C)-3 either do not apply to the Proposed Project or have already been implemented.</i></p>				N/A	N/A		
<p>MM TT(C)-2: <i>Note that Mitigation Measures TT(C)-1 through TT(C)-3 either do not apply to the Proposed Project or have already been implemented.</i></p>				N/A	N/A		
<p>MM TT(C)-3: <i>Note that Mitigation Measures TT(C)-1 through TT(C)-3 either do not apply to the Proposed Project or have already been implemented.</i></p>				N/A	N/A		
<p>MM TT(C)-4: <u>“To the extent consistent with the Project Approvals and adopted City regulations and policies:</u></p> <p>a. <u>The design and installation of improvements and signs shall direct all large trucks (over 10,000 pounds) to use World Logistics Center Parkway, rather than Redlands Boulevard, when entering or leaving the Project Site unless site-specific traffic analysis provides compelling evidence that:</u></p> <p>i. <u>Keeping large trucks (over 10,000 pounds) off of Redlands Boulevard will cause Eucalyptus Avenue, World Logistics Center Parkway or its on- or off-ramps to State Route</u></p>	Applicant	Periodic Site Inspection	Ongoing during Project operations				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
<p>60 to fall below the City’s Level of Service standard; and</p> <p>ii. <u>Mitigation within the limits of the currently planned right of way of World Logistics Center Parkway is unavailable to improve Level of Service to acceptable levels; and</u></p> <p>iii. <u>Allowing large trucks (over 10,000 pounds) to use Redlands Boulevard will not cause Redlands Boulevard to fall below the applicable City’s Level of Service Standards after mitigation.</u></p> <p>b. <u>To the extent that any part of subparagraph a above is found not to be consistent with existing Project Approvals or City regulations or policies, the developer shall apply for and City will consider, under its existing procedures and preserving the Council’s legislative and discretionary policy authority, modification of conditions, and/or amendments to existing Project Approvals, regulations and policies.”</u></p>							
UTILITIES AND SERVICE SYSTEMS							
<p>MM W-1: Prior to issuance of a Precise Grading Permit, Planting and Irrigation Plans shall be submitted for review and prior to the issuance of a building permit, approved by the City. Such plans shall contain the following components:</p> <ul style="list-style-type: none"> The plans shall incorporate water conservation principles as detailed in the Moreno Valley Municipal Code § 9.17.030 Landscape and irrigation design standards. 	Applicant	City of Moreno Valley, Planning Division	Plan Check Review/Prior to Issuance of Building Permit				

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
<ul style="list-style-type: none"> Plant types shall be grouped together according to their water, soil, sun and shade requirements and in relation to the buildings. Plants with different water needs shall be irrigated separately. Plans shall be designed in accordance with soil tests to determine appropriate specifications of soil amendments and to facilitate selection of water-efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water-holding capacity of soil, where soil conditions warrant. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three-inch (3") layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one-half inches (1.5"). Turf areas shall be limited to public gathering areas and used in compliance with City approved water budget formula(s) and specifications. All irrigation systems shall be designed to prevent runoff, overspray, low head drainage (occurs where sprinkler systems are installed in sloped areas) and other similar conditions where water flows offsite on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. 							

Mitigation Measures	Responsible Party	Verification of Compliance	Timing	Start Date	Finish Date	Monitoring	
						Date	Monitor
<ul style="list-style-type: none"> Landscaped areas shall be provided with a) smart irrigation controllers which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions; b) rain-sensing devices to prevent irrigation during rainy weather; c) anti-drain check valves installed at strategic points to minimize or prevent low-head drainage; and d) pressure regulators when the static water pressure exceeds the maximum recommended operating pressure of the irrigation system. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas; top of slope separate from toe of slope). 							