

**World Logistics Center – Mitigation Monitoring and Reporting Program**

<b>Mitigation Measure No. / Implementing Action</b>	<b>Responsible for Monitoring</b>	<b>Monitoring Frequency</b>	<b>Timing Verification</b>	<b>Method of Verification</b>	<b>Verified Date/Initials</b>	<b>Sanctions for Non-Compliance</b>
<b>4.1 AESTHETICS</b>						
<b>4.1.6.1A</b> Each Plot Plan application for development along the western, southwestern, and eastern boundaries of the project (i.e., adjacent to existing or planned residential zoned uses) shall include a minimum 250-foot setback measured from the City/County zoning boundary line and any building or truck parking/access area within the project. The setback area shall include landscaping, berms, and walls to provide visual screening between the new development and existing residential areas upon maturity of the landscaping materials. The existing olive trees along Redlands Blvd. shall remain in place as long as practical to help screen views of the project site. This measure shall be implemented to the satisfaction of the Planning Official.	City Planning Division	Once before permitting	Prior to Plot Plan Approval	Plot Plan Review		Withhold Building Permits
		Once before permitting	Prior to issuance of Building permit	Building Permit		Withhold Plot Plan Approval
		Once before issuance of certificate of occupancy	Prior to issuance of certificate of occupancy	On-site inspection		Withhold Certificate of Occupancy
<b>4.1.6.1B</b> Each Plot Plan application for development adjacent to Redlands Boulevard, Bay Avenue, or Merwin Street, shall include a plot plan, landscaping plan, and visual rendering(s) illustrating the appearance of the proposed development. The renderings shall demonstrate that views of proposed buildings and trucks can be reasonably screened from view from existing residents upon maturity of planned landscaping and to ensure consistency with the General Plan Objective 7.7. "Effective" screening shall mean that no more than the upper quarter (25%) of a building is visible from existing residences, which shall be achieved through a combination of landscaping, berms, fencing, etc. The location and number of view presentations shall be at the discretion of the Planning Division.	City Planning Division	Once before permitting	Prior to Plot Plan Approval	Plot Plan Review		Withhold Building Permits
		Once before issuance of certificate of occupancy	Prior to issuance of Building permit	Building Permit		Withhold Plot Plan Approval
			Prior to issuance of certificate of occupancy	On-site inspection		Withhold Certificate of Occupancy
<b>4.1.6.1C</b> Prior to the issuance of a certificate of occupancy for buildings adjacent to the western, southwestern, and eastern boundaries of the project (i.e., adjacent to existing residences at the time of application) the screening required in Mitigation Measure 4.1.6.1A shall be installed in substantial conformance	City Planning Division	Once before issuance of certificate of occupancy.	Prior to issuance of certificate of occupancy.	Review and Approval of Site Plans		Withhold Certificate of Occupancy

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with the approved plans to the satisfaction of the Planning Official.						
<b>4.1.6.1D</b> Prior to the issuance of permits for any development activity adjacent to Planning Area 30 (74.3 acres in the southwest portion of the Specific plan), the entirety of Planning Area 30 shall be offered to the State of California for open space purposes. In the event that the State does not accept the dedication, the property shall be offered to Western Riverside County Regional Conservation Authority or an established non-profit land conservancy for open space purposes. In the event that none of these organizations accept the dedication, the property may be dedicated to a property owner’s association or may remain in private ownership and may be fenced and access prohibited.	City Planning Division	Once before permitting of any development activity adjacent to Planning Area 30.	Prior to issuance before of any discretionary permit.	Review and Approval of Site Plans.		Withhold Discretionary Permit
<b>4.1.6.3A</b> Each Plot Plan application for development shall include plans and visual rendering(s) illustrating any changes in views of Mount Russell and/or the Badlands, for travelers along SR-60, as determined necessary by the Planning Official. The plans and renderings shall illustrate typical views based on proposed project plans, with the location and number of view presentations to be determined by the Planning Official. These views shall be simulated from a height of six feet from the edge of the roadway travel lane closest to the visual resource. The renderings must demonstrate that the development will preserve at least the upper two thirds (67%) of the vertical view of Mt. Russell from SR-60.	City Planning Division	Once before plot plan review	Prior to issuance of building permit.	Review and Approval of Renderings		Withhold Plot Plan Approval

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<b>4.1.6.4A</b> Each Plot Plan application for development adjacent to residential development shall include a photometric plot of all proposed exterior lighting demonstrating that the project is consistent with the requirements of Section 9.08.100 of the City Municipal Code. The lighting study shall indicate the expected increase in light levels at the property lines of adjacent residential uses. The study shall demonstrate that the proposed lighting fixtures and/or visual screening meet or exceed City standards regarding light impacts.	City Planning Division	Once during plot plan review	Prior to plot plan approval.	Review and Approval of Lighting Study		Withhold Building Permit Approval
<b>4.1.6.4B</b> Each Plot Plan application for development shall include an analysis of all proposed solar panels demonstrating that glare from panels will not negatively affect adjacent residential uses or negatively affect motorists along perimeter roadways. Design details to meet these requirements shall be implemented to the satisfaction of the Planning Official.	City Planning Division	Once during plot plan review	Prior to plot plan approval.	Review and Approval of Plot Plan		Withhold Plot Plan Approval
<b>4.2 AGRICULTURE</b>						
<b>6.2.1 (Cumulative Impacts)</b> Prior to the issuance of any grading permit affecting land designated as “Farmland of Local importance” (Figure 4.2.2 in the World Logistics Center Environmental Impact Report), an Agricultural Conservation Easement shall be recorded over land of equivalent or better agricultural economic productivity of the offsite easement property compared to the World Logistics Center property. The analysis will include a comparison of the project’s “Farmland of Local Significance” considering its relative economic potential as the best measure of productivity (i.e., net profitability per acre or potential net rental income per acre). It will include a consideration of various important physical factors including location and accessibility, soils and topography, micro and macro climatic conditions, water availability and quality, as well as local practices, good farm management and cultural (growing) costs. The form and content of this easement, as well as the estimates	City Planning Division	Once before issuance of grading permits on lands that contain farmland of local importance	Prior to issuance of any grading permits.	City review of form and content of agricultural easement proposed by the developer. And City receives written verification of an agricultural easement.		Withhold Grading Permit

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of agricultural productivity, shall be reviewed and approved in advance by the Planning Official.						
<b>4.3 Air Quality</b>						
<p><b>4.3.6.2A</b> Construction equipment maintenance records (including the emission control tier of the equipment) shall be kept on-site during construction and shall be available for inspection by the City of Moreno Valley.</p> <p>a) Off-road diesel-powered construction equipment greater than 50 horsepower shall meet United States Environmental Protection Agency Tier 4 off-road emissions standards. A copy of each unit's certified tier specification shall be available for inspection by the City at the time of mobilization of each applicable unit of equipment.</p> <p>b) During all construction activities, off-road diesel-powered equipment may be in the "on" position not more than 10 hours per day.</p> <p>c) Construction equipment shall be properly maintained according to manufacturer specifications.</p> <p>d) All diesel-powered construction equipment, delivery vehicles, and delivery trucks shall be turned off when not in use. On-site idling shall be limited to three minutes in any one hour.</p> <p>e) Electrical hook ups to the power grid shall be provided for electric construction tools including saws, drills and compressors, where feasible, to reduce the need for diesel-powered electric generators. Where feasible and available, electric tools shall be used.</p> <p>f) The project shall demonstrate compliance with South Coast Air Quality Management District Rule 403 concerning fugitive dust and provide appropriate documentation to the City of Moreno Valley.</p>	Land Development Division and Building and Safety Division	As needed during construction	During construction	On-site Inspection of construction maintenance records and data sheets.		Issuance of Stop Work Order

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g) All construction contractors shall be provided information on the South Coast Air Quality Management District Surplus Off-road Opt-In “SOON” funds which provides funds to accelerate cleanup of off-road diesel vehicles. h) Construction on-road haul trucks shall be model year 2010 or newer if diesel-fueled. i) Information on ridesharing programs shall be made available to construction employees. j) During construction, lunch options shall be provided onsite. k) A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints per AQMD Standards. l) Off-site construction shall be limited to the hours between 6 a.m. to 8 p.m. on weekdays only. Construction during City holidays shall not be permitted.						
<b>4.3.6.2B</b> Prior to issuance of any grading permits, a traffic control plan shall be submitted to and approved by the City of Moreno Valley that describes in detail the location of equipment staging areas, stockpiling/storage areas, construction parking areas, safe detours around the project construction site, as well as provide temporary traffic control (e.g., flag person) during construction-related truck hauling activities. Construction trucks shall be rerouted away from sensitive receptor areas. Trucks shall use State Route 60 using World Logistics Center Parkway (formerly Theodore Street), Redlands Boulevard (north of Eucalyptus Avenue), and Gilman Springs Road. In addition to its traffic safety purpose, the Construction Staging Plan can minimize traffic congestion and delays that increase idling emissions. A copy of the approved Traffic Control Plan shall be retained on site in the construction trailer.	Transportation Division	Once prior to issuance of grading permits	Prior to issuance of any grading permits	Review and Approval of Traffic Control Plan.		Withhold Grading Permit
<b>4.3.6.2C</b> The following measures shall be applied during construction of the project to reduce volatile organic compounds (VOC):	Land Development, Building and	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

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a) Non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the project to the maximum extent practicable. If such products are not commercially available, products with a VOC content of 100 grams per Liter or lower for both interior and exterior surfaces shall be used. b) Leftover paint shall be taken to a designated hazardous waste center. c) Paint containers shall be closed when not in use. d) Low VOC cleaning solvents shall be used to clean paint application equipment. e) Paint and solvent-laden rags shall be kept in sealed containers.	Safety Division and Planning Division					
<b>4.3.6.2D</b> 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 24 ).	City Land Development Division/Public Works	As needed during construction	During construction	Review of Construction Documentation and On-site Inspection		Issuance of a Stop Work Order
<b>4.3.6.2E</b> The project shall comply with the SCAQMD proposed Indirect Source Rule for any warehouses that are constructed after the rule goes into effect. This rule is expected to reduce NOX and PM10 emissions during construction and operation. Emission reductions resulting from this rule were not included in the project analysis.	SCAQMD	Per ISR Rule	Ongoing	Per ISR Rule		Per ISR Rule and SCAQMD Settlement Agreement
<b>4.3.6.3A</b> Prior to issuance of occupancy permits for each warehouse building within the WLCSP, the developer shall demonstrate to the City that vehicles can access the building using paved roads and parking lots and that access on unpaved roads is prohibited.	City Planning Division	Once Before issuing Certificate of Occupancy	Prior to issuance or occupancy permits for each warehouse	Review and Approval of building plans.		Withhold Occupancy Permit
<b>4.3.6.3B</b> The following shall be implemented as indicated: <b>Prior to Issuance of a Certificate of Occupancy</b> a) Signs shall be prominently displayed informing truck drivers about the California Air Resources Board diesel idling	City Planning Division and Building and Safety	Once before issuance of any certificate of Occupancy	Prior to issuance of Certificate of Occupancy	On-site inspections  Collection of VIN data will be		Withhold Certificate of Occupancy

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<p>regulations and the prohibition of parking in residential areas.</p> <p>b) Signs shall be prominently displayed in all dock and delivery areas advising of the following: engines shall be turned off when not in use; trucks shall not idle for more than three consecutive minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report air quality violations.</p> <p>c) Signs shall be installed at each exit driveway providing directional information to the City’s truck route. Text on the sign shall read “To Truck Route” with a directional arrow. Truck routes shall be clearly marked per the City Municipal Code.</p> <p><b>On an Ongoing Basis</b></p> <p>d) Tenants shall maintain records on fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles are maintained pursuant to manufacturer’s specifications. The records shall be maintained on site and be made available for inspection by the City.</p> <p>e) Tenant’s staff in charge of keeping vehicle records shall be trained/certified in diesel technologies, by attending California Air Resources Board approved courses (such as the free, one-day Course #512). Documentation of said training shall be maintained on-site and be available for inspection by the City.</p> <p>f) Tenants shall be encouraged to become a SmartWay Partner.</p> <p>g) Tenants shall be encouraged to utilize SmartWay 1.0 or greater carriers.</p> <p>h) Tenants’ fleets shall be in compliance with all current air quality regulations for on-road trucks including but not limited to California Air Resources Board’s Heavy-Duty Greenhouse Gas Regulation and Truck and Bus Regulation.</p>	<p>Public Works Inspector</p>	<p>and ongoing basis</p> <p>On an ongoing basis</p>	<p>During on-site inspections</p>	<p>identified as the primary method of verifying truck compliance for future project-specific approvals,</p> <p>On-site Inspections</p> <p>Collection of VIN data will be identified as the primary method of verifying truck compliance for future project-specific approvals</p>		<p>Pursuant to City Municipal Code</p>

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<p>i) Information shall be posted in a prominent location available to truck drivers regarding alternative fueling technologies and the availability of such fuels in the immediate area of the World Logistics Center.</p> <p>j) Tenants shall be encouraged to apply for incentive funding (such as the Voucher Incentive Program [VIP], Carl Moyer, etc.) to upgrade their fleet.</p> <p>k) All yard trucks (yard dogs/yard goats/yard jockeys/yard hostlers), landscaping equipment, and industrial sweepers shall be powered by electricity, natural gas, propane, or an equivalent non-diesel fuel. Any off-road engines in the yard trucks and landscaping equipment shall have emissions standards equal to Tier 4 Interim or greater. Any on-road engines in the yard trucks shall have emissions standards that meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025.</p> <p>l) All diesel trucks entering logistics sites 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 gas, electricity, or other diesel alternative. Facility operators shall maintain a log of all trucks entering the facility to document that the truck usage meets these emission standards. This log shall be available for inspection by City staff at any time.</p> <p>m) All standby emergency generators shall be fueled by natural gas, propane, or any non-diesel fuel.</p> <p>n) Truck and vehicle idling shall be limited to three (3) minutes.</p> <p>o) For each building, the developer shall provide ten electrical outlets for the use of electric auxiliary power units (APUs) to be located at the dock doors near the shipping offices, or an alternate location with access to electrical outlets.</p> <p>p) All industrial sweepers shall be equipped with High-</p>						



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efficiency particulate air (HEPA) filters.						
<b>4.3.6.3C</b> Prior to the issuance of building permits for more than 25 million square feet of logistics warehousing within the Specific Plan area, a publicly-accessible fueling station shall be operational within the Specific Plan area offering alternative fuels (natural gas, electricity, etc.) for purchase by the motoring public. Any fueling station shall be placed a minimum of 1000 feet from any off-site sensitive receptors or offsite zoned sensitive uses. This facility may be established in connection with the convenience store required in Mitigation Measure 4.3.6.3D.	City Building and Safety	Once before issuance of building permits	Prior to issuance of building permits for more than 25 million total square feet of logistics warehousing within the WLC Specific Plan	Review and approval of building plans		Withhold building permit
<b>4.3.6.3D</b> Prior to the issuance of building permits for more than 25 million square feet of logistics warehousing within the Specific Plan area, a site shall be operational within the Specific Plan area offering food and convenience items for purchase by the motoring public. This facility may be established in connection with the fueling station required in Mitigation Measure 4.3.6.3C.	City Building and Safety	Before issuance of building permits	Prior to issuance of building permits	Review and approval of building plans		Withhold building permit
<b>4.3.6.3E</b> Refrigerated warehouse space is prohibited unless it can be demonstrated that the environmental impacts resulting from the inclusion of refrigerated space and its associated facilities, including, but not limited to, refrigeration units in vehicles serving the logistics warehouse, do not exceed any environmental impact for the entire World Logistics Center identified in the program Environmental Impact Report. Such environmental analysis shall be provided with any warehouse plot plan proposing refrigerated space. Any such proposal shall include electrical hookups at dock doors to provide power for vehicles equipped with Transportation Refrigeration Units (TRUs).	City Planning Division	Once before plot plan review for any building.	Prior to issuance of any building permit	Review and approval of building plans		Withhold building permit
<b>4.3.6.3F</b> The project shall comply with the SCAQMD proposed Indirect Source Rule for any warehouses that are constructed after the rule goes into effect. This rule is expected to reduce NOX and PM10 emissions during construction and operation. Emission reductions resulting from this rule were not included in the project analysis.	SCAQMD	Per ISR Rule	Ongoing	Per ISR Rule		Per ISR Rule and SCAQMD Settlement Agreement

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<p><b>4.3.6.4A</b> The following measures shall be incorporated as conditions to any Plot Plan approval within the Specific Plan:</p> <ul style="list-style-type: none"> <li>a) All tenants shall be required to participate in Riverside County’s Rideshare Program.</li> <li>b) Storage lockers shall be provided in each building for a minimum of three percent of the full-time equivalent employees based on a ratio of 0.50 employees per 1,000 square feet of building area. Lockers shall be located in proximity to required bicycle storage facilities.</li> <li>c) Class II bike lanes shall be incorporated into the design for all project streets.</li> <li>d) The project shall incorporate pedestrian pathways between on-site uses.</li> <li>e) Site design and building placement shall provide pedestrian connections between internal and external facilities.</li> <li>f) The project shall provide pedestrian connections to residential uses within 0.25 mile from the project site.</li> <li>g) A minimum of two electric vehicle-charging stations for automobiles or light-duty trucks shall be provided at each building. In addition, parking facilities with 200 parking spaces or more shall be designed and constructed so that at least six percent of the total parking spaces are capable of supporting future electric vehicle supply equipment (EVSE) charging locations. Sizing of conduit and service capacity at the time of construction shall be sufficient to install Level 2 Electric Vehicle Supply Equipment (EVSE) or greater.</li> <li>h) Each building shall provide indoor and/or outdoor - bicycle storage space consistent with the City Municipal Code and the California Green Building Standards Code. Each building shall provide a minimum of two shower and changing facilities for employees.</li> <li>i) Each building shall provide preferred and designated parking for any combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles equivalent to the number</li> </ul>	<p>City Building and Safety, City Planning Division, and Transportation Engineering Division/Public Works</p>	<p>Once before plot plan approval for any building.</p>	<p>Prior to plot plan approval</p>	<p>Review and approval of plot plans</p>		<p>Withhold plot plan approval</p>



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<p><b>4.4.5.2A</b> (Previously included as 4.4.6.2A in the 2015 FEIR) Each Plot Plan application shall include a focused plant survey of the proposed development site prepared by a qualified biologist to identify if any of the following sensitive plants (i.e., Coulter’s goldfields, smooth tarplant, Plummer’s mariposa lily, or thread-leaved brodiaea) are present. If any of the listed plants are found, the City will consult with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS). If translocation of the species is deemed appropriate by CDFW and/or USFWS a translocation plan shall be developed and submitted to CDFW and USFWS for review. They may be relocated to the 250-foot setback area outlined in the Specific Plan and discussed in Mitigation Measure 4.4.6.1A. Alternatively, at the applicant’s discretion, an impact fee may be paid to the Western Riverside County Regional Conservation Authority (RCA) or other appropriate conservation organizations to offset for the loss of these species. This measure shall be implemented to the satisfaction of the Planning Official.</p>	City Planning Division	Once upon submittal of plot plan application	Prior to approval of Plot Plan	Review and Approval of biological assessment		Withhold Approval of Plot Plan
<p><b>4.4.5.2B</b> (Previously included as 4.4.6.2B in the 2015 FEIR) Prior to the approval of any tentative maps for development including or adjacent to any Criteria Cells identified in the Western Riverside County Multiple Species Habitat Conservation Plan, the applicant shall prepare and process a Joint Project Review (JPR) with the Riverside County Regional Conservation Authority (RCA). All criteria cells shall be identified on all such tentative maps. This measure shall be implemented to the satisfaction of the City Planning Division and Riverside County Regional Conservation Authority (“RCA”).</p>	City Planning Division, Riverside County RCA	Once upon submittal of tentative maps.	Prior to issuance of any tentative maps including or adjacent to MHSCP criteria cells.	Review JPR		Withhold approval of tentative maps
<p><b>4.4.6.1A</b> All Plot Plan applications within Planning Areas 10 and 12 (i.e., adjacent to the San Jacinto Wildlife Area as shown in Final EIR Volume 2 Figure 4.1.6B) shall provide a 250-foot setback from the southerly property line. Permitted uses within this setback area include landscaping, drainage and water quality facilities,</p>	City Planning Division	Once before plot plan approval	Prior to plot plan approval	Plan check and review of setback area		Withhold Plot Plan approval.

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<p>fences and walls, utilities and utility structures, maintenance access drives, and similar related uses. No logistics buildings or truck access/parking/maneuvering facilities are permitted in this setback area.</p> <p>In addition, logistics buildings within Planning Areas 10 and 12 may not be located within 400 feet of the southerly property line. All development proposals in Planning Areas 10 and 12 shall include a minimum six-foot tall chain link fence or similar barrier to separate warehouse activity from the setback area. This fence/barrier shall have metal mesh installed below and above ground level to prevent animals from moving between the development area and the setback area.</p> <p>Within Planning Areas 10 and 12, all truck activity areas adjacent to the 250-foot setback area along the southern property line shall be enclosed by minimum 11-foot tall solid walls to reduce noise and lighting impacts on the adjacent property. This measure shall be implemented to the satisfaction of the Planning Official.</p> <p>A preliminary landscape plan for the 250-foot setback area shall be submitted with all Plot Plan applications for lots adjacent to the SJWA property. Precise landscape plans shall be submitted with any grading permit for said lots and must be approved prior to the issuance of any building permit on said lots. The landscape plan shall be prepared by a licensed landscape architect in consultation with a qualified biologist and shall be consistent with the design standards contained in the World Logistics Center Specific Plan. No plant species listed in Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan shall be installed within the setback area. Cottonwood trees shall be planted within the setback area consistent with the World Logistics Center Specific Plan. This measure shall be implemented to the satisfaction of the Land Development Division Manager.</p>	<p>City Planning Division</p> <p>City Land Development Division Manager</p> <p>City Land Development Division Manager</p>	<p>Once before issuance of building permits and as needed during construction and operating</p> <p>Once before issuance of grading permits for Plot Plans adjacent to the SJWA property.</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits.</p>	<p>Plot plan/grading plan review.</p> <p>Plot plan/grading plan review.</p> <p>Plot plan/grading plan review.</p>		<p>Withhold grading permit and plot plan approval.</p> <p>Withhold grading permit and plot plan approval.</p>

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<p><b>4.4.6.1B</b> Each Plot Plan application in Planning Areas 10 and 12 shall provide runoff management and water quality facilities adequate to minimize downstream erosion, maintain water quality standards and retain pre-development flows in a manner meeting the approval of the Moreno Valley and RWQCB requirements. All drainage improvements shall be designed to minimize runoff and erosional impacts on adjacent property. This measure shall be implemented to the satisfaction of the Land Development Division Manager of Public Works.</p>	<p>City Engineering Division and City Land Development Division Manager</p>	<p>Once upon submittal of plot plan application</p>	<p>Prior to approval of plot plan</p>	<p>Review and approval of plot plans within Planning Areas 10 and 12</p>		<p>Withhold approval of plot plan</p>
<p><b>4.4.6.2A</b> (Previously included as 4.4.6.3A in the 2015 FEIR) Prior to the issuance of grading permits the applicant shall secure a jurisdictional determination from the United States Army Corps of Engineers (USACE) and confirm with the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW) if drainage features mapped on the property to be developed are subject to jurisdictional authority. If the features are subject to regulatory protection, the applicant shall secure permit approvals with the appropriate agencies prior to initiation of construction. Compensatory riparian habitat mitigation shall be provided at a minimum ratio of 1: 1 (replacement riparian habitat to impacted riparian habitat) to ensure no net loss of riparian habitat or aquatic resources. It should be noted that this is a minimum recommended ratio but the actual permitting ratio may be higher. These detention basins shall be oversized to accommodate the provision of areas of riparian habitat. Maintenance of the basins shall be limited to that necessary to ensure their drainage and water quality functions while encouraging habitat growth. Riparian habitat mitigation shall be provided concurrent to or prior to impacts. A Compensatory Mitigation Plan shall be prepared for all unavoidable impacts and shall be consistent with the United States Army Corps of Engineers (USACE) / United States Environmental Protection Agency's Compensatory Mitigation for Losses of Aquatic Resources: Final Rule and the United States</p>	<p>City Planning Division and Land Development Division Manager</p>	<p>Once prior to issuance of grading permits</p>	<p>Prior to the issuance of grading permits</p>	<p>Written verification of USACE approval of jurisdictional determination and Clean Water Act Section 404 permit.</p>		<p>Withhold grading permit</p>

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<p>Army Corps of Engineers Standard Operating Procedure for Determination of Mitigation Ratios.</p> <p>The applicant shall consult with United States Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board to establish the need for permits based on the results of a recent jurisdictional delineation and final design plans for each of the proposed facilities. Consultation with the three agencies shall take place and appropriate permits obtained for project-level development. Compensation for losses associated with the altering of drainages on site shall be in agreement with the permit conditions and in coordination with compensation outlined below.</p> <p>Mitigation shall consist of onsite creation, offsite creation, or purchase of mitigation credits from an approved mitigation bank. As outlined in the WLC programmatic DBESP report, onsite riparian habitat shall be created at a minimum 1: 1 ratio due to the poor quality of onsite habitat. New habitat shall be created within the onsite detention/infiltration basins to the extent allowed by the resource agencies to reduce storm flows, improve water quality, and reduce sediment transport. Habitat creation shall include the installation of mule fat scrub or similar riparian scrub habitat to promote higher quality riparian habitat, but still maintain the basins for their primary role as detention facilities. The use of these areas as conservation areas would require consent from CDFW and the City of Moreno Valley (MM BIO-2b and MM DBESP 1 through 3).</p>						
<p><b>4.4.6.2B</b> (Previously included as 4.4.6.3B in the 2015 FEIR) As required by the Regional Conservation Authority (RCA), a program-level Determination of a Biological Equivalent or Superior Preservation (DBESP) for impacts to Riverine/Riparian habitat has been prepared and shall be approved by the Regional Conservation Authority prior to project grading permit approval. The Determination of a Biological Equivalent or Superior</p>	<p>City Planning Division</p>	<p>Once upon submittal of grading permit</p>	<p>Prior to the approval of any grading permit</p>	<p>Review and approval of site-specific DBESP and review and approval of plot plans.</p>		<p>Withhold grading permit approval.</p>

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<p>Preservation includes a general discussion of mitigation options for impacts to riverine/riparian areas as well as general location and size of the mitigation area and includes a monitoring program.</p> <p>If impacts to riparian habitat within the WLC site cannot be avoided at the time of specific development, then a separate project level Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared to identify project-specific impacts to riparian habitat and incorporate mitigation options identified in Mitigation Measure 4.4.6.2A.</p> <p>A project-level Determination of a Biological Equivalent or Superior Preservation for each specific development shall be prepared to document measures to reduce impacts to riparian/riverine habitats in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project-level Determination of a Biological Equivalent or Superior Preservation shall include specific measures to reduce impacts to riparian areas and provide mitigation in the form of onsite preservation of riparian areas and/or a combination of compensation through purchase and placement of lands with riparian/riverine habitat into permanent conservation through a conservation easement and/or restoration or enhancement efforts at offsite or onsite locations. Mitigation required for compensation for impacts to riparian/riverine areas shall require a minimum of 1:1 mitigation ratio of riparian/riverine mitigation land.</p> <p>As outlined in the WLC programmatic DBESP, erosion control improvements shall be installed within Drainage 9 to reduce sediment transport, and additional riparian habitat shall be enhanced within this drain following the installation of the erosion control improvements (MM DBESP 4 and 5).</p>						
<p><b>4.4.6.2C</b> (Previously included as 4.4.6.3C in the 2015 FEIR) Prior to issuance of any grading permit for any offsite improvements</p>	<p>City Planning Division</p>	<p>Once before issuance of</p>	<p>Prior to issuance of grading permit</p>	<p>Written verification of USACE approval</p>		<p>Withhold Grading Permit</p>



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<p>that support development within the WLC site, the developer shall retain a qualified biologist to prepare a jurisdictional delineation (JD) for any drainage channels affected by construction of the offsite improvements. This jurisdictional delineation shall be submitted to the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW) for review and concurrence. If the offsite improvements are deemed by the regulatory agencies to not require regulatory permits/agreements, a written copy of this determination shall be submitted to the City. The Applicant shall consult with the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (i.e., Streambed Alteration Agreement) and United States Army Corps of Engineers to establish the need for permits based on the results of the current stream mapping and final design plans for each of the proposed the facilities. Consultation with the three agencies shall take place and appropriate permits obtained. Compensation for losses associated with any altered offsite drainages shall be in agreement with the permit conditions, with a minimum 1:1 mitigation ratio. Any landscaping associated with these offsite improvements shall use only native species to help protect biological resources residing within or traveling through these drainages per Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Table 6.1.2. This measure shall be implemented to the satisfaction of the City Planning Division in consultation with the Regional Water Quality Control Board, U.S. Army Corps. of Engineers, and the California Department of Fish and Wildlife.</p>		grading permit		of jurisdictional determination and Clean Water Act Section 404 permit.		
<p><b>4.4.6.3A</b> (Previously included as 4.4.6.4A in the 2015 FEIR) Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird</p>	City Planning Division	Once before issuance of grading permit	One week prior to issuance of grading permit	If grading activities will take place within nesting season provide written evidence a		Withhold Grading Permit

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<p>species (generally February 1 to August 31). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the Migratory Bird Treaty Act or California Fish and Game Code are present in the construction zone. If active nests of these species are found, the applicant shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed) 250 feet from passerine birds, or 100 feet for sensitive or protected songbird nests. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the setback area at the discretion of the biological monitor in consultation with CDFW. In the event no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, mitigation measure 4.4.6.3B shall also apply. This measure shall be implemented to the satisfaction of the City Planning Division.</p>	City Planning Division	Onsite Inspection	One week prior to issuance of grading permit	<p>qualified biologist has been retained by the applicant to conduct an onsite nesting survey prior to grading.</p> <p>If nesting birds are present, biologist will establish a construction buffer zone of a minimum from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests</p>		Issuance of a stop Work Order
<p><b>4.4.6.3B</b> (Previously included as 4.4.6.4B in the 2015 FEIR) If it is determined that project-related grading or construction will affect nesting migratory bird species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.3A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow. This measure shall be implemented to the satisfaction of the City Planning Division.</p>	City Planning Division	Once Before Construction and onsite inspection	Prior to disturbance of site	Onsite inspection		Issuance of a Stop Work Order
<p><b>4.4.6.3C</b> (Previously included as 4.4.6.4C in the 2015 FEIR) The loss of foraging habitat for golden eagle and white-tailed kite will be mitigated by payment of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) fee and the</p>	City Planning Division	Once before issuance of	Prior to disturbance of site	Written verification of payment of MSHCP fees		Withhold Grading Permit



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<p>Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and the Western Riverside County Regional Conservation Authority (RCA). A relocation plan will be required by CDFW, the USFWS, and the RCA if active and/or passive relocation is necessary. The relocation plan shall outline the basic process and provide options for avoidance and mitigation, identify short- and long-term habitat management needs of the receiver site, and identify the entity responsible for all financial costs associated with the relocation plan and long-term management of the receiver site. Construction activity may occur within 500 feet of the burrows at the discretion of the biological monitor in consultation with CDFW.</p> <p>A relocation plan will be required by California Department of Fish and Wildlife if active or passive relocation is necessary. Artificial burrows may be constructed within appropriate burrowing owl habitat within the proposed open space/conservation area (Planning Area 30), a 74.3-acre area in the southwest portion of the Specific Plan. This area abuts the Lake Perris State Recreation Area (LPSRA) which is already in conservation. If suitable habitat is not present in Planning Area 30, owls may be relocated following consultation with the CDFW, the USFWS, and the RCA, to habitat deemed suitable by CDFW, the USFWS, and RCA (which may include the SJWA, the 250-foot setback area or other suitable onsite or off-site areas). Construction activity may occur within 500 feet of the burrows at the discretion of the biological monitor, following consultation with CDFW, the USFWS, and RCA.</p>	City Planning Division	Onsite inspection once 30-days prior to construction/grading	Prior to issuance of any grading permits and during construction	<p>plan shall be prepared by a qualified biologist and approved by the City.</p> <p>Written verification a relocation plan has approved by the California Department of Fish and Wildfire.</p>		Issuance of a Stop Work Order
<p><b>4.4.6.3E</b> (Previously included as 4.4.6.4E in the 2015 FEIR) Prior to the approval of any Plot Plans proposing the development of land including or adjacent to Drainage 9, a protocol survey for the Los Angeles Pocket Mouse (LAPM), including 100 feet upstream and downstream of the affected reach shall be prepared by a qualified biologist and submitted to CDFW and the USFWS for review prior</p>	City Planning Division	Once prior to plot plan approval for development of land including or	Prior to plot plan approval	Submittal of a LAPM protocol survey report to the City.		Withhold Plot Plan Approval

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<p>to submission to the City. If the affected drainage is not occupied, the area is considered not to be occupied and development can continue without further action. If the species is found within the specific survey area, no development shall occur until an appropriate mitigation fee is paid or appropriate amount of land set aside on the WLC site or off site to compensate for any loss of occupied Los Angeles Pocket Mouse habitat. Alternatively, individuals may be relocated to locations pre-approved by CDFW and the USFWS (which may include to the 250-foot setback zone along the southern boundary of the property identified in Mitigation Measure 4.4.6.1A, or other appropriate areas). All costs associated with the relocation, as well as short- and long-term management and monitoring of the receiver site shall be the responsibility of the Project Applicant. If necessary, this measure shall also be coordinated with Mitigation Measure 4.4.6.2B regarding preparation and processing of a Determination of a Biological Equivalent or Superior Preservation report. This measure shall be implemented to the satisfaction of the City Planning Division following coordination with CDFW and the USFWS.</p>		adjacent to Drainage 9				
<p><b>4.4.6.3F</b> (Previously included as 4.4.6.4F in the 2015 FEIR) Prior to approval of any discretionary permits for development within Planning Areas 10 and 12, a Biological Resource Management Plan (BRMP) shall be prepared to prescribe how the 250-foot setback area outlined in Mitigation Measure 4.4.6.1A will be developed and maintained. This plan shall identify frequent and infrequent vegetation management requirements (i.e., removal of invasive plants) and the planting and maintaining trees to provide roosting and nesting opportunities for raptors and other birds. The Biological Resource Management Plan shall also describe how relocation of listed or sensitive species will occur from other locations as outlined in Mitigation Measures 4.4.5.2A, 4.4.6.3D, and 4.4.6.3E.</p>	City Planning Official	Once before approval of any discretionary permits within Planning Areas 10 & 12 Onsite inspection	Prior to approval of any discretionary permits within planning Areas 10 & 12	Review and approval of a BRMP		Withhold Discretionary Permit

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<p>The Biological Resource Management Plan shall be reviewed and approved by the Planning Official in consultation with California Department of Fish and Wildlife. The Biological Resource Management Plan shall cover all the land within the 250-foot setback zone within Planning Areas 10 and 12. Implementation of the plan shall be supervised by a qualified biologist to the satisfaction of the City Planning Division.</p>						
<p><b>4.4.6.3G</b> (Previously included as 4.4.6.4G in the 2015 FEIR) Mitigation Measure 4.4.6.1A specifies that a landscape plan shall be submitted with any development proposal for lots adjacent to the San Jacinto Wildlife Area (SJWA) property prior to issuance of a precise grading permit. The landscape plan shall be prepared by a licensed landscape architect in consultation with a qualified biologist and shall be consistent with the design standards contained in the Specific Plan. No plant species listed in Section 6.1.4 or Table 6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) shall be installed within the setback area. In conjunction with development adjacent to the San Jacinto Wildlife Area (SJWA), cottonwood trees shall be planted within the 250-foot setback area, consistent will the World Logistics Center Specific Plan plant palette (per DBESP MM 8).</p> <p>During construction, the runoff leaving construction areas shall be directed to onsite detention basins and away from downstream drainage features located offsite. All projects within the WLC site shall be required to prepare a Storm Water Pollution Prevention Plan (as outlined in MM 4.9.6.2B). Regarding the 250-foot setback area, pedestrian and vehicular access to areas of riparian/riverine habitat shall be prohibited except for controlled maintenance access. Finally, no grading shall be permitted within conserved riparian/riverine habitat areas except for grading necessary to establish or enhance habitat areas (DBESP MM 6, 7, 9, and 10)</p>	<p>City Planning Division and Land Development Division Manager</p>	<p>Once before to issuance of a precise grading permit</p>	<p>Prior to issuance of a precise grading permit</p>	<p>Review and approval of landscape.</p>		<p>Withhold Grading Permit</p>

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<p><b>4.4.6.3H</b> (Previously included as 4.4.6.4H in the 2015 FEIR) As outlined in Mitigation Measure 4.4.6.1A, development adjacent to the 250-foot open space setback shall have a six-foot chain link fence or similar barrier to help separate human activity and the setback area. Any chain link fencing installed on any properties adjacent to the 250-foot setback area shall have metal mesh installed below and above ground level to prevent animals from accessing new development areas.</p>	City Planning Division	Once before building permits	Prior to issuance of certificate of occupancy	Review and approval of fencing		<p>Withhold plot plan approval</p> <p>Withhold grading permits</p>
<p><b>4.4.6.3I</b> (Previously included as 4.4.6.4I in the 2015 FEIR) The individual property owner and/or Property Owners Association (POA) as appropriate shall be responsible for maintaining the various onsite landscaped areas, open improved or natural drainage channels, and detention or flood control basins in a manner that provide for fuel management and vector control pursuant to standards maintained by the City Fire Marshall and County Department of Environmental Health – Vector Control Group. This measure requires the individual owner or Property Owners Association (POA) to manage vegetation in and around these areas or improvements so as to not represent a fire hazard as defined by the City Fire Department through the substantial buildup of combustible materials. This measure also requires the individual owner or Property Owners Association to manage vegetation and standing water in drainage channels and basins such that they do not encourage or allow vectors to occur (primarily rats and mosquitoes). Runoff shall not be allowed to stand in channels or basins for more than 72hours without treatment or maintenance to prevent establishment of mosquitoes per published County vector control guidelines and “Best Management Practices for Mosquito Control on California State Properties” which is available from the California West Nile Virus website at <a href="http://www.westnile.ca.gov/resources">http://www.westnile.ca.gov/resources</a>. This measure shall be implemented by the Project Owners Association</p>	City Fire Department; Land Development Division; and Stormwater Management Section of Public Works	As needed basis	Onsite Inspections during operations	Onsite Inspections		Issuance of Code Enforcement Citations

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in consultation with City Fire Department and Riverside County Department of Environmental Health – Vector Control Group						
<p><b>4.4.6.3J</b> (Previously included as 4.4.6.4J in the 2015 FEIR) A Fuel Management Plan shall be prepared on a project-by-project basis for those Planning Areas adjacent to the south and east boundary of the WLC site adjacent to Western Riverside County Multiple Species Habitat Conservation Plan Conservation Areas and/or San Jacinto Wildlife Area (SJWA) lands. The Fuel Management Plan shall be prepared by the project applicant and submitted for approval to the prior to plot plan approval for those projects on the southern and eastern Western Riverside County Multiple Species Habitat Conservation Plan and/or SJWA boundary. Per the Western Riverside County Multiple Species Habitat Conservation Plan guidelines, the Fuel Management Plan shall include the following:</p> <ul style="list-style-type: none"> <li>• A plant palette of adequate plant species that may be planted within the Fuel Management Area, which will be approved by a biologist familiar with the plant requirements of the area.</li> <li>• A list of non-native invasive plants that are prohibit from installation.</li> <li>• Maintenance activities and a maintenance schedule.</li> </ul> <p>Fuel modification zones shall be mapped and include an impact assessment as required under California Environmental Quality Act guidelines for a project-level analysis. The plan shall demonstrate that the adjacent Western Riverside County Multiple Species Habitat Conservation Plan Areas and SJWA lands are adequately protected from expected fire risks.</p>	City Planning Division	Prior to plot plan approval	Prior to plot plan approval	Review and Approval of plot plan approval and Onsite Inspection		Withhold plot plan approval



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<p><b>4.4.6.3K</b> (Previously included as 4.4.6.4K in the 2015 FEIR) Prior to approval of any plot plans for development adjacent to the SJWA, the applicant shall demonstrate that direct light rays have been contained within the development area, per requirements of the MSHCP Section 6.0 which states, "Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting." This measure shall be implemented to the satisfaction of the City Planning Division.</p>	City Planning Division	Prior to plot plan approval	Prior to plot plan approval	Review and Approval of plot plan and Onsite Inspection		Withhold Plot Plan Approval

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<b>4.5 CULTURAL RESOURCES</b>						
<p><b>4.5.6.1A</b> Prior to the approval of any grading permit for any of the "Light Logistics" parcels, the parcels shall be evaluated for significance by a qualified archaeologist. A Phase 1 Cultural Resources Assessment shall be conducted by the project archaeologist and an appropriate tribal representative(s) on each of the "Light Logistics" parcel to determine if significant archaeological or historical resources are present.</p> <p>A Phase 2 significance evaluation shall be completed for any of these sites in order to determine if they contain significant archaeological or historical resources. Cultural resources include but are not limited to stone artifacts, bone, wood, shell, or features, including hearths, structural remains, or historic dumpsites. All resources determined to be prehistoric or historic shall be documented using DPR523 forms for archival research/storage in the Eastern Information Center (EIC). If the particular resource is determined to be not significant, no further documentation is required. If prehistoric resources are determined to be significant, they shall be considered for relocation or archival documentation. If any resource is determined to be significant, a Phase 3 recovery study shall be conducted to recover remaining significant cultural artifacts. If prehistoric archaeological/cultural resources are discovered during the Phase 1 survey and it is determined that they cannot be avoided through site design, they shall be subject to a Phase 2 testing program. The project archaeologist in consultation with appropriate tribal group(s) shall determine the significance of the resource(s) and determine the most appropriate disposition of the resource(s) in accordance with applicable laws, regulations and professional practices (per Cultural Report MM CR-1, MM CR-2, MM CR-7 Table 3, pg. 74).</p>	<p>Planning Division and Land Development Division/Public Works</p>	<p>Once Before Permitting</p>	<p>Prior to the approval of any grading permit for any of the "Light Logistics"</p>	<p>Review and Approval of Phase I Cultural Resources Assessment</p>		<p>Withhold grading permit approval</p> <p>Issue stop work order if cultural resources are found</p>

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<p><b>4.5.6.1B</b> Prior to the issuance of any grading or ground-disturbing permit for construction of off-site improvements a qualified archaeologist shall be retained to prepare a Phase I cultural resource assessment (CRA) of the project site if an up to date Phase I cultural resource assessment is not available for the site at the time of development per Cultural Report MM CR-5, Table 3, pg. 74).</p> <p>Appropriate tribal representatives as identified by the City shall be invited by the Project Archeologist to participate in this assessment.</p> <p>If archaeological resources are discovered during construction activities, no further excavation or disturbance of the area where the resources were found shall occur until a qualified archaeologist evaluates the find. If the find is determined to be a unique archaeological resource, appropriate action shall be taken to (a) plan construction to avoid the archeological sites (the preferred alternative); (b) cap or cover archeological sites with a layer of soil before building on the affected project location; or (c) excavate the site to adequately recover the scientifically consequential information from and about the resource. At the discretion of the project archaeologist, work may continue on other parts of the project site while the unique archaeological resource mitigation takes place. This measure shall be implemented to the satisfaction of the Planning Official.</p> <p>If the project archaeologist, in consultation with the monitoring Tribe(s), determines that the find is a unique archaeological resource, the resource site shall be evaluated and recorded in accordance with requirements of the State Office of Historic Preservation (OHP). If the resource is determined to be significant, data shall be collected by the qualified archaeologist and the findings of the report shall be submitted to the City. If the find is determined to be not significant no mitigation is necessary.</p>	City Planning Division	Once before issuance of grading permits for off-site improvements and as Needed During Construction	Prior to the approval of any grading or ground-disturbing permit	<p>Review and Approval of Phase I Cultural Resources Assessment</p> <p>Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities</p>		Withhold Grading Permit or Issuance of Stop Work Order

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<p>Should a future project-level analysis show that cultural resource site CA-RIV-3346 will be directly or partially impacted by project-level construction, an Addendum cultural resource report must be prepared and include an analysis of the alternatives associated with mitigation for impacts to this resource following CEQA Guidelines Section 15126.4(b)(3). This information must be included in any project-level CEQA compliance documentation. It should be noted that Phase 3 data recovery is an acceptable mitigation action under CEQA Guidelines Section 15126.4(b)(3)(C) (per Cultural Report MM CR-3, Table 3, pg. 74).</p> <p>Should it be determined through a future project-level EIR analysis that prehistoric cultural resource sites CA-RIV-2993 and/or CA-RIV-3347 shall be directly impacted by future construction, these sites must be Phase 2 tested for significance (per Cultural Report MM CR-4, Table 3, pg. 74).</p>						

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<p><b>4.5.6.1C</b> Prior to the issuance of any grading permits a qualified archaeologist shall be retained to monitor all grading and shall invite tribal groups to participate in the monitoring. Project-related archaeological monitoring shall include the following requirements per Cultural Report MM CR-6, MM CR-8, Table 3, pg.74):</p> <ol style="list-style-type: none"> <li>1. All earthmoving shall be monitored to a depth of ten (10) feet below grade by the Project Archaeologist or his/her designated representative. Once all areas of the development project that have been cut to ten (10) feet below existing grade have been inspected by the monitor. the Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected;</li> <li>2. If buried cultural resources are detected, monitoring shall continue until 100 percent of virgin earth within the specific project area has been disturbed and inspected by the Project Archaeologist or his/her designated representative.</li> <li>3. 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. A buffer of at a minimum 25 feet around the cultural item shall be established to allow for assessment of the resource. Grading may continue in other areas of the site while the particular find are investigated; and</li> <li>4. If prehistoric cultural resources are uncovered during grading, they shall be Phase 2 tested by the Project Archaeologist, and evaluated for significance in accordance with §15064.5(f) of the CEQA Guidelines. Appropriate actions for significant resources as determined by the Phase 2 testing include but are</li> </ol>	City Planning Division	Once before issuance of grading permits and As Needed During Construction	Prior to the issuance of grading permits	Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities		Withhold Grading Permit

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<p>not limited to avoidance or capping, incorporation of the site in green space, parks, or delineation into open space. If such measures are not feasible, Phase 3 data recovery of the significant resource will be required, and curation of recovered artifacts and/or reburial, shall be required. A report associated with Phase 2 testing or Phase 3 data recovery must be delivered to the City and, if necessary, the museum where any recovered artifacts have been curated.</p> <p>5. No further grading shall occur in the area of the discovery until the City approves specific actions to protect identified resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.</p> <p>6. The developer shall make reasonable efforts to avoid, minimize, or mitigate significant adverse impacts on cultural resources. The State Historic Preservation Office (SHPO) and local Native American tribes will be consulted and the Advisory Council on Historic Preservation will be notified within 48 hours of the find in compliance with 36 CFR 800.13(b)(3). This measure shall be implemented to the satisfaction of the Planning Official.</p>						
<p><b>4.5.6.1D</b> Prior to the issuance of any grading permit the project archaeologist shall invite interested Tribal Group(s) representatives to monitor grading activities. Qualified representatives of the Tribal Group(s) shall be granted access to the project site to monitor grading as long as they provide 48-hour notice to the developer of their desire to monitor, so the developer can make appropriate safety arrangements on the site. This measure shall be implemented to the satisfaction of the Planning Official.</p>	City Planning Division	Once before issuance of grading permits and As Needed During Construction	Prior to the issuance of any grading permit within 3,750 feet of the southwest corner	Evidence of invitation to Tribal Group Representatives		Withhold Grading Permit

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<p><b>4.5.6.1E</b> It is possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources (archaeological or historical). In the event that buried cultural resources are discovered during grading and no Project Archaeologist or Historian is present, grading operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be retained to determine the most appropriate course of action regarding the resource. The Archeologist shall make recommendations to the City on the actions that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the <i>CEQA Guidelines</i>. Cultural resources could consist of, but are not limited to, stone artifacts, bone, wood, shell, or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under §15064.5 of the <i>CEQA Guidelines</i>, appropriate protective actions for significant resources such as avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds shall be implemented by the project archaeologist and the City.</p> <p>No further grading shall occur in the area of the discovery until the City and Project Archaeologist approve the measures to address these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.</p>	<p>Grading Contractor, Land Development Division/Public Works, and Planning Division</p>	<p>As Needed During Construction</p>	<p>During Grading and/or ground disturbing activities</p>	<p>Verification to the City a qualified archaeologist been retained</p>		<p>Issuance a Stop Work Order</p>

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<b>4.5.6.2A</b> If any historic resources are found during implementation of Mitigation Measure 4.5.6.1A, the Project Archaeologist or Historian (as appropriate) shall offer any artifacts or resources to the Moreno Valley Historical Society (MVHS) or the Eastern Information Center/County Museum or the Western Science Center in Hemet as appropriate for archival storage. From the time any artifacts are turned over to the Moreno Valley Historical Society or other appropriate historical group, the developer shall have no further responsibility for their management or maintenance.	City Planning Division	As Needed During Construction	During grading	A qualified archaeologist or historian(s) shall be retained by the applicant. A report of findings shall be submitted to the City after the finalization of construction		Issuance of a Stop Work Order
<b>4.5.6.2B</b> As part of construction of the trail segment connecting Redlands Boulevard to the California Department of Fish and Wildlife property, the developer shall contribute \$5,000 to the City for the installation of a historical marker acknowledging the passing of Juan Bautista de Anza through this area during his exploration of California. This measure shall be incorporated into trail plans for this segment which will be subject to review and approval by the City Park and Recreation Department in consultation with the Moreno Valley Historical Society.	City Park and Recreation Department	Once	Prior to approval of trail plans	Review and Approval of Trail Plans Written verification the \$5,000 has been paid		Withhold Approval of Trail Plans
<b>4.5.6.2C</b> Streets C and E shall follow the historical alignment of Alessandro Boulevard and shall be named Alessandro Boulevard.	City Land Development/ Public Works City Park and Recreation Department	Once prior to issuance of plot plan	Prior to issuance of approval of plot plans for planning Areas along Alessandro boulevard	Review and Approval of Plot Plans		Withhold Plot Plan approval
<b>4.5.6.3A</b> Prior to the issuance of any grading permits, a City-approved Paleontologist shall be retained to conduct paleontological monitoring as needed for all grading related to development. Development monitoring shall include the following actions: 1. Monitoring must occur in areas where excavations are expected to exceed twenty (20) feet in depth, in areas where fossil-bearing formations are found during grading, and in all	City Planning Division	Once before issuance of grading permits and As Needed during Construction	Prior to issuance of any grading permits for development within the WLCSP	A qualified paleontologist(s) shall be retained by the applicant to monitor full time during the duration of ground disturbing activities. A report		Withhold Grading Permit or Issuance of a Stop Work Order



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<p>areas found to contain, or are suspected of containing, fossil-bearing formations.</p> <ol style="list-style-type: none"> <li>2. To avoid construction delays, paleontological monitors shall be equipped to salvage fossils and remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates if they are unearthed.</li> <li>3. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of specimens.</li> <li>4. Monitoring may be reduced if the potentially fossiliferous units described herein are not present, or, if present, are determined upon exposure and examination by the Project Paleontologist to have low potential to contain fossil resources. This measure shall be implemented to the satisfaction of the Planning Official. The Project Paleontologist and the Project Archaeologist described in Mitigation Measure 4.5.6.1C may be the same person if he/she meets the qualifications of both positions per Cultural Report MM PR-1, Table 4, pg. 76.</li> </ol>				of findings shall be submitted to the City after the finalization of construction		
<p><b>4.5.6.3B</b> Prior to the issuance of any permits for the construction of off-site improvements, a qualified paleontologist shall conduct an assessment for paleontological resources on each off-site improvement location. If any site is determined to have a potential for exposing paleontological resources, the project paleontologist shall monitor off-site grading/excavation, subject to coordination with the City. Development monitoring shall include the following mitigation measures:</p> <ol style="list-style-type: none"> <li>1. Monitoring must occur in areas where excavations are expected to reach fossil-bearing formations during grading. This monitoring must be conducted by the Project Paleontologist in all areas found to or suspected of containing fossil-bearing formations.</li> <li>2. To avoid construction delays, the Project Paleontologist shall be equipped to salvage fossils and remove samples of</li> </ol>	City Planning Division	Once before issuance of grading permits and As Needed During Construction	Prior to issuance of grading permits for construction of any off-site improvements	A Qualified paleontologist(s) shall be retained by the applicant to monitor full time during the duration of ground disturbing activities. A Report of findings shall be submitted to the City after the finalization of construction		Withhold grading permit or issuance of a stop work order

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<p>sediments that are likely to contain the remains of small fossil invertebrates and vertebrates as they are unearthed.</p> <p>3. The Project Paleontologist shall be empowered to temporarily halt or divert equipment to allow removal of specimens.</p> <p>4. Monitoring may be reduced if the potentially fossiliferous units described herein are not present, or, if present, are determined upon exposure and examination by the Project Paleontologist to have low potential to contain fossil resources.</p>						
<b>4.6 GEOLOGY AND SOILS</b>						
<p><b>4.6.6.1A</b> Prior to approval of any projects for development between Redlands Boulevard and Theodore Street, south of Dracaea Avenue (projected east from Redlands Boulevard), and the area south of Alessandro from the western boundary along the Mount Russell toe of slope easterly into the site 1,500 feet, the City shall determine if a detailed fault study of the Casa Loma Fault Zone area is required based on available evidence.</p> <p>If necessary, any additional geotechnical investigations shall be prepared by a qualified geologist and determine if structural setbacks are needed, and shall identify specific remedial earthwork and/or foundation recommendations. Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site-specific geotechnical investigations. In addition, the project structural engineer shall review the site specific investigations, provide any additional necessary mitigation to meet California Building Code requirements, and incorporate all applicable mitigations from the investigation into the structural design plans and shall ensure that all structural plans for the project meet current Building Code requirements.</p> <p>Additionally, a registered geotechnical engineer shall review each site-specific geotechnical investigation, approve the final</p>	<p>City Engineer and Project Geologist and Land Development/ Public Works</p> <p>Building and Safety</p>	<p>Once before project approvals</p>	<p>Prior to approval of any projects for future development between Redlands Boulevard and Theodore Street, south of Dracaea Avenue (projected east from Redlands Boulevard), and the area south of Alessandro from the Western boundary along the Mount Russell toe of slope easterly into the site 1 , 500 feet.</p>	<p>Review and approval of geotechnical fault study.</p>		<p>Withhold Approval of plot plans and building permits</p>

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<p>report, and require compliance with all geotechnical mitigations contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure, and all other relevant construction permits. The City Building Division shall review and approve plans to confirm that the siting, design and construction of all structures and facilities are in accordance with the regulations established in the California Building Code (California Code of Regulations, Title 24), and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Structures intended for human occupancy shall not be located within any structural setback zone as determined by those studies. This measure shall be implemented to the satisfaction of the City Engineer in consultation with the Project Geologist.</p>						
<p><b>4.6.6.1B</b> Prior to approval of any projects for development within or adjacent to the San Jacinto Alquist-Priolo Earthquake Fault Zone, the City shall review and approve a geotechnical fault study prepared by a qualified geologist to confirm the alignment and size of any required building setbacks related to the fault zone. If necessary, this study shall identify a “special foundation or grading remediation zone” for the areas supporting structures intended for human occupancy where coseismic deformation (fractures) is observed. This zone shall be determined after subsurface evaluation based on proposed building locations. Specific remedial earthwork and foundation recommendations shall be evaluated as necessary based on proposed building locations. Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site-specific geotechnical investigations. In addition, the project structural engineer shall review the site-specific investigations, provide any additional necessary mitigation to meet the California Building Code requirements, and incorporate all applicable mitigations from the investigation into the structural design plans and shall ensure that all structural plans for the</p>	<p>City Engineer and Project Geologist; Land Development/ Public Works</p>	<p>Once before approval of any development permits and Prior to Plot Plan Approval</p>	<p>Prior to approval of any projects for future development within or adjacent to the San Jacinto Alquist-Priolo Earthquake Fault Zone.</p>	<p>Review and approval of geotechnical fault study.</p>		<p>Withhold Approval of plot plans and building permits</p>

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<p>project meet current Building Code requirements. Additionally, a registered geotechnical engineer shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical mitigations contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure, and all other relevant construction permits. The City Building Division shall review and approve plans to confirm that the siting, design and construction of all structures and facilities are in accordance with the regulations established in the California Building Code (California Code of Regulations, Title 24), and/or professional engineering standards appropriate for the seismic zone in which such construction may occur.</p> <p>This study may involve trenching to adequately identify the location of the Claremont segment of the San Jacinto Fault Zone that crosses the eastern portion of the World Logistics Center Specific Plan property. This measure shall be implemented to the satisfaction of the City Engineer in consultation with the Project Geologist.</p>						
<p><b>4.6.6.1C</b> Prior to the approval of grading permits, or permits for construction of off-site improvements, the City shall review and approve plans confirming that the project has been designed to withstand anticipated ground shaking and other geotechnical and soil constraints (e.g., settlement). The project proponent shall submit plans to the City as appropriate for review and approval prior to issuance of grading permits or issuance of permits for the construction of any offsite improvements. This measure shall be implemented to the satisfaction of the City Engineer.</p>	City Engineer and Land Development/ Public Works	Once before issuance of grading permits	Prior to the approval of project grading permits, or permits for construction of off-site improvements	Review and approve grading and construction plans		Withhold Issuance of Grading or Construction Permits
<p><b>4.6.6.2A</b> Prior to issuance of building permits for any portion of the project site, a site-specific, design level geotechnical investigation for each parcel shall be submitted to the City , which would comply with all applicable state and local code requirements, and includes an analysis of the expected ground</p>	City Engineer and Land Development/ Public Works	Once before issuance of building permits	Prior to the issuance of any building permits	Review and approval of a site-specific, design level geotechnical		Withhold Building Permits

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<p>motions at the site from known active faults using accepted methodologies. The report shall determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable City amendments, to ensure that structures can withstand ground accelerations expected from known active faults. The report shall also determine final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements. Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site-specific geotechnical investigations. In addition, the project structural engineer shall review the site-specific investigations, provide any additional necessary mitigation to meet the California Building Code requirements, and incorporate all applicable mitigations from the investigation into the structural design plans and shall ensure that all structural plans for the project meet current Building Code requirements. Additionally, a registered geotechnical engineer shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical mitigations contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure, and all other relevant construction permits. The City Building Division shall review and approve plans to confirm that the siting, design and construction of all structures and facilities are in accordance with the regulations established in the California Building Code (California Code of Regulations, Title 24), and/or professional engineering standards appropriate for the seismic zone in which such construction may occur.</p>	<p>Building and Safety Division</p>			<p>investigation for each parcel</p>		
<p><b>4.6.6.3A</b> Each Plot Plan application for development shall include a site-specific, design level geotechnical investigation for each parcel, in compliance with all applicable state and local code</p>	<p>City Engineer and Land Development/ Public Works</p>	<p>Once before plot plan approval</p>	<p>Prior to the approval of a Plot Plan for any Development project or</p>	<p>Submittal and Approval of Geotechnical Report</p>		<p>Withhold Approval of Plot Plan</p>

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<p>requirements, and including an analysis of the expected soil hazards at the site. The report shall determine:</p> <ol style="list-style-type: none"> <li>1. Structural design requirements as prescribed by the most current version of the California Building Code, including applicable City amendments, to ensure that structures can withstand ground accelerations expected from known active faults.</li> <li>2. The final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.</li> </ol> <p>Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site-specific geotechnical investigations. In addition, the project structural engineer shall review the site-specific investigations, provide any additional necessary mitigation to meet the California Building Code requirements, and incorporate all applicable mitigations from the investigation into the structural design plans and shall ensure that all structural plans for the project meet current Building Code requirements. These investigations shall identify any site-specific impacts from compressible and expansive soils based on the actual location of individual pads proposed in the future, so that differential movement can be further verified or evaluated in view of the actual foundation plan and imposed fill or structural loads. Additionally, a registered geotechnical engineer shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical mitigations contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure, and all other relevant construction permits. The City Building Division shall review and approve plans to confirm that the siting, design and construction of all structures and facilities are in accordance with the regulations established in the California Building Code</p>	<p align="center">Building and Safety</p>	<p align="center">Once before building permit approval</p>	<p>associated offsite improvements</p> <p align="center">Prior to building permit approval</p>	<p align="center">Review and approval of building plans</p>		<p align="center">Withhold Approval of Building Plans</p>

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<p>(California Code of Regulations, Title 24), and/or professional engineering standards appropriate for the seismic zone in which such construction may occur.</p> <p>Compliance with this measure will ensure that future buildings are designed to protect the structure and occupants from on-site soil limitations, consistent with State Building Code requirements. This measure shall be implemented to the satisfaction of the City Engineer.</p>						
<p><b>4.6.6.3B</b> Any cut slopes in excess of five (5) feet in vertical height shall be constructed as “replacement fill slopes” per the project geotechnical report, due to the variable nature of the onsite alluvial soils. This measure shall be implemented to the satisfaction of the City Land Development Division and the City Engineer in consultation with the Project Geologist.</p>	City Land Development Division and City Engineer	Before and after issuance of any grading permit	Prior to issuance and following any grading permit for development within the Specific Plan	<p>Review and approval of grading plans</p> <p>Review of grading prior to issuance of building permit</p>		<p>Withhold Grading Permit</p> <p>Withhold building permit</p>
<p><b>4.6.6.3C</b> During all grading activities, a geotechnical engineer shall monitor site preparation, removal of unsuitable soils, mapping of all earthwork excavations, approval of imported earth materials, fill placement, foundation installation, and other geotechnical operations. Laboratory testing of subsurface materials to confirm compacted dry density and moisture content, consolidation potential, corrosion potential, expansion potential, and resistance value (R-value) shall be performed prior to and during grading as appropriate. This measure shall be implemented to the satisfaction of the City Engineer in consultation with the Project Geologist.</p>	City Engineer and Land Development/ Public Works	Once before permitting	Prior to issuance of Any discretionary permit for development within the Specific Plan	Review of additional geotechnical and soils site investigations		<p>Withhold Discretionary Permit</p> <p>Issuance of a stop work order if necessary</p>
<b>4.7 GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE</b>						
<p><b>4.7.6.1A</b> The World Logistic Center project shall implement the following requirements to reduce solid waste and greenhouse gas emissions from construction and operation of project development:</p> <p>a) After January 1, 2020, development shall divert a minimum of 75 percent of landfill waste. In January of each calendar</p>		Once each calendar year	January 1 <sup>st</sup> of each year	Provide verification sheet to the Recycling		Pursuant to City Municipal Code





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f) Within six months after occupancy of a building, the City shall confirm that all tenants have recycling procedures set in place to recycle all items that are recyclable, including but not limited to paper, cardboard, glass, plastics, and metals.	City Planning Division	Once before issuance of occupancy permits	Prior to issuance of occupancy permit	Review and approval of building plans Building plan review.		Withhold Certificate of Occupancy
g) The property owner shall advise all tenants of the availability of community recycling and composting services.	City Planning Division	Once before issuance of occupancy permits	Prior to issuance of occupancy permit	Compliance with Recyclables Collection and Loading Area Plan		Withhold Certificate of Occupancy
	Recycling Coordinator/ Public Work	Within six months of building occupancy	Within six months after occupancy of building	Review and approval of a Recyclables Collection and Loading Area Plan.		
	Recycling Coordinator/ Public Work					
h) Existing onsite street material shall be recycled for new project streets to the extent feasible.	City Engineer Land Development/ Public Works	Once before issuance of occupancy permits	Prior to issuance of a Certificate of Occupancy	Written verification will be submitted to the City that the property owner advised all tenants of the availability of community recycling and composting services.		Withhold grading permits
		Once before issuance of grading permits	Prior to issuance of grading permits.	Review and approval of documents including street plans		

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<p><b>4.7.6.1B</b> (Previously included as Utilities Mitigation Measure 4.16.4.6.1A in the 2015 FEIR for building energy). Each application for a building permit shall include energy calculations to demonstrate compliance with California Energy Efficiency Standards Plans shall follow the following:</p> <ul style="list-style-type: none"> <li>• Energy-efficient roofing systems, such as “cool” roofs, that reduce roof temperatures significantly during the summer and therefore reduce the energy requirement for air conditioning.</li> <li>• Cool pavement materials such as lighter-colored pavement materials, porous materials, or permeable or porous pavement, for all roadways and walkways not within the public right-of-way, to minimize the absorption of solar heat and subsequent transfer of heat to its surrounding environment.</li> <li>• Energy-efficient appliances that achieve the 2016 California Appliance Energy Efficiency Standards (e.g., EnergyStar® Appliances) and use of sunlight-filtering window coatings or double-paned windows.</li> </ul>	City Building and Safety, City Planning Division City Planning Division	Once	Prior to issuance of building permits.	Review of written verification		Withhold building permit.
<p><b>4.7.6.1C</b> (Previously included as Utilities Mitigation Measure 4.16.4.6.1B building energy). Prior to the issuance of any building permits within the WLC site, each project developer shall submit energy calculations used to demonstrate compliance with the performance approach to the California Energy Efficiency Standards, for each new structure. Plans may include but are not necessarily limited to implementing the following as appropriate:</p> <ul style="list-style-type: none"> <li>• High-efficiency air-conditioning with electronic management system (computer) control.</li> <li>• Isolated High-efficiency air-conditioning zone control by floors/separate activity areas.</li> <li>• Use of Energy Star® exit lighting or exit signage.</li> </ul>	City Building and Safety, City Planning Division	Once	Prior to issuance of building permits.	Review of written verification		Withhold building permit.

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<p><b>4.7.6.1D</b> (Previously included as Utilities Mitigation Measure 4.16.4.6.1C in the 2015 FEIR for building energy; now modified). Prior to the issuance of a building permit, new development shall demonstrate that each building has implemented the following:</p> <ul style="list-style-type: none"> <li>• Install solar panels with a capacity equal to the peak daily demand for the ancillary office uses in each warehouse building or up to the limit allowed by MVU’s restriction on distrusted solar PV connecting to their grid, whichever is greater;</li> <li>• Increase efficiency for buildings by implementing either 10 percent over the 2019 Title 24’s energy-saving requirements or the Title 24 requirements in place at the time the building permit is approved, whichever is more strict;</li> <li>• Require the equivalent of “Leadership in Energy and Environmental Design Certified” for the buildings constructed at the World Logistics Center based on Leadership in Energy and Environmental Design Certified standards in effect at the time of project approval; and</li> <li>• All project rooftops shall be constructed to be solar-ready and be designed to accommodate the additional loads from solar equipment that might be installed at a future date.</li> </ul> <p>This measure shall be implemented to the satisfaction of the Building and Safety and Planning Divisions.</p>	City Planning Division, City Building and Safety Division	Once	Prior to issuance of building permits.	Review of written verification		Withhold building permit.
<p><b>4.7.7.1</b> The developer shall mitigate the WLC Project's remaining GHG emissions to net zero by purchasing and retiring carbon offset credits, based upon the amount of GHG emissions set forth in Table 4.7-16 of the Revised Final EIR. Upon the retirement of carbon offset credits, no further analysis of GHG emissions will be required, and no further reduction of those emissions will be required.</p>	City Planning Division	Prior to each phase as noted in Timing	<p>Grading offsets shall be purchased and retired prior to issuance of a grading permit</p> <p>Construction offsets shall be purchased and</p>	Review of written verification		Withhold applicable permit at each phase (grading, building and/or occupancy permit).

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<p>The developer shall demonstrate its reduction of GHG emissions through the retirement of carbon offset credits provided that the following conditions are satisfied:</p> <p>a) Offset Project Registry Performance Standards: The developer shall provide proof to the City’s Planning Official that the carbon offset credits were issued by an Offset Project Registry, as defined in 17 California Code of Regulations § 95802(a), approved by the California Air Resources Board and meeting the following requirements:</p> <ol style="list-style-type: none"> <li>1. The Offset Project Registry shall account for and quantify emission reductions using clear and defined standards and incorporating recognized principles of GHG emissions reduction accounting, including those set forth in the ISO 14064 and the WRI/WBCSD Greenhouse Gas Protocol for Project Accounting;</li> <li>2. The Offset Project Registry shall use clear information sufficient for reviewers to assess credibility of GHG emission reductions underlying the carbon offset credits. Upon request by the City's Planning Official, any governmental entity or any stakeholder, the Offset Project Registry shall provide the following information within a reasonable time period in connection with any carbon offset credit retired by the developer: (i) the applicable quantification protocol; and (ii) all third-party confirmation or verification report issued in connection with the carbon offset credits. Such information shall be sufficient to monitor compliance by the project applicant with this mitigation measure.</li> </ol> <p>b) Carbon Offset Credit Performance Standards: The carbon offset credits retired by the developer for the purpose of mitigating GHG emissions will represent GHG emission reductions that are real, permanent, additional, quantifiable, verifiable and enforceable, in each case defined as follows:</p>			<p>retired prior to issuance of building permits</p> <p>Operational offsets shall be purchased and retired prior to issuance of occupancy permits</p>			

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<ol style="list-style-type: none"> <li>1. “Additional” means greenhouse gas emission reductions or removals underlying the carbon offset credits that exceed any greenhouse gas reduction or removals otherwise required by law, regulation or legally binding mandate, and that exceed any greenhouse gas reductions or removals that would otherwise occur in a business-as-usual scenario.</li> <li>2. “Real” means that GHG reductions or GHG enhancements underlying the carbon offset credits result from a demonstrable action or set of actions, and are quantified using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources, GHG sinks, and GHG reservoirs within the boundary of the applicable offset project and account for uncertainty and the potential for activity-shifting leakage and market-shifting leakage.</li> <li>3. “Verifiable” means that the GHG reductions or GHG enhancements underlying the carbon offset credits are well documented, transparent and set forth in a document subject to objective review by an accredited verification body.</li> <li>4. “Permanent” means that GHG reductions and GHG removal enhancements underlying the carbon offset credits are not reversible, or when GHG reductions and GHG removal enhancements may be reversible, that mechanisms are in place to replace any reversed GHG emission reductions and GHG removal enhancements to ensure that all credited reductions endure for at least 100 years.</li> <li>5. “Quantifiable” means the ability to accurately measure and calculate GHG reductions or GHG removal enhancements relative to a project baseline in a reliable and replicable manner for all GHG emission sources, GHG</li> </ol>						

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<p>sinks, or GHG reservoirs included within the boundary of the offset project generating the carbon offset credits, while accounting for uncertainty and activity-shifting leakage and market-shifting leakage.</p> <p>6. “Enforceable” means the authority for the City to hold the WLC Project accountable and to take appropriate action if the City determines that any carbon offset credits do not comply with the requirements set forth above.</p> <p>To demonstrate compliance with such requirements, the developer shall provide the following to the City’s Planning Official: (i) the protocol used to quantify and issue such carbon offset credits, (ii) the third-party verification report(s) pursuant to which such carbon offset credits were issued, and (iii) the unique serial numbers of the carbon offset credits to be retired to ensure that the offset cannot be further used in any manner. The Planning Official shall reject any carbon offset credits that do not comply with these requirements, and where reductions are not direct reductions within a confined project boundary or provide opportunities for reversal of the avoided emissions. The Planning Official shall reject any credits for a project that includes technology or GHG abatement practices that are already widely used.</p> <p>c) Timing: The developer will mitigate GHG emissions resulting from WLC Project for each phase of the construction by purchasing and retiring offset credits prior to, and as a condition of the permit required for, the commencement of each such phase. The developer shall provide proof in the form of a compliance report to the City, posted on the City’s planning website, that carbon offset credits equal to the amount of GHG emissions resulting from the grading, construction and operation of facilities within the WLC have been purchased and retired, prior to the commencement of each activity. The developer shall also have the right, at any</p>						

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<p>time, to purchase and retire carbon offset credits for some or all of the grading, construction and operation of facilities in the WLC Project in advance of the issuance of grading or construction permits or certificates of occupancy, temporary or permanent.</p> <p>d) Enforcement: The permits relating to the WLC Project will be conditioned on achievement of GHG mitigation milestones as follows: (i) The purchase and retirement of carbon offset credits required to mitigate the GHG emissions resulting from grading shall be a condition of the issuance of a grading permit. (ii) The purchase and retirement of carbon offset credits required to mitigate the GHG emissions resulting from the construction of a facility shall be a condition of the issuance of a building permit for the facility. (iii) The purchase and retirement of carbon offset credits required to mitigate the GHG emissions resulting from the operation of a facility shall be a condition of the issuance of a certificate of occupancy, temporary or permanent, for the facility. Should the City determine that the offset credits are non-compliant with the requirements of Mitigation Measure 4.7.7.1, the City may issue a notice of non-consistency and cease permitting activities until the City determines via an issued public notice posted to the City’s website that the offsets are in compliance with the aforementioned standards. The developer shall also have the right, at any time, to purchase and retire carbon offset credits for some or all of the grading, construction and operation of facilities in the WLC Project in advance of the issuance of grading or construction permits or certificates of occupancy, temporary or permanent.</p>						
<b>4.8 HAZARDS AND HAZARDOUS MATERIALS</b>						
<p><b>4.8.6.1A</b> Prior to demolition of any existing structures on the project site, a qualified contractor shall be retained to determine if asbestos-containing materials (ACMs) and/or lead-based paint</p>	City Building Division	Once Before Permitting and as	Prior to demolition of any existing rural	Evidence of qualified contractor provided		Withhold Demolition Permits

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(LBP) are present. If asbestos-containing materials and/or lead-based paint are present, prior to commencement of demolition, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. In addition, onsite soils shall be tested for contamination by agricultural chemicals. If present, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any asbestos-containing materials, lead-based paint, or agricultural chemical residue in conformance with all applicable regulations.		Needed During Construction	residences or associated structures			
<b>4.8.6.1B</b> Prior to the issuance of any discretionary permits associated with the proposed fueling facility (“logistic support” site in the LD zone), a risk assessment or safety study that identifies the potential public health and safety risks from accidents at the facility (e.g., fire, tank rupture, boiling liquid, or expanding vapor explosion) shall be submitted to the City for review and approval. This study shall be prepared to industry standards and demonstrate that the facility will not create any significant public health or safety impacts or risks, to the satisfaction of the City Building and Safety Division and the Fire Prevention Bureau.	Fire Prevention Bureau and Building and Safety Division  Planning Division	Once Before Permitting	Prior to issuance of Any discretionary Permits associated with natural gas fueling facility	Review and Approval of Risk Assessment or Safety Study		Withhold Discretionary Permit
<b>4.8.6.1C</b> Prior to grading for any discretionary permits for development in Planning Areas 9-12 adjacent to the natural gas compressor plant, the applicant shall prepare a risk assessment report analyzing safety conditions relative to the existing compressor plant and planned development. The report must be based on appropriate industry standards and identify the potential hazards from the compressor plant (e.g., fire, explosion) and determine that the distance from the plant to the closest planned buildings in Planning Areas 9-12 is sufficient to protect the safety of workers from accidents that could occur (see Final EIR Volume 2 Figure 4.1.6B) at the compressor plant. This	Building Official and Fire Marshal  Planning Division	Once before issuance of discretionary permits for development within Planning Areas 9-12	Prior to issuance of Discretionary permits for Development within Planning Areas 9-12	Review and approval of a risk assessment		Withhold Discretionary Permit



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measure shall be implemented to the satisfaction of the City Building and Safety Division and the Fire Prevention Bureau.						
<b>4.8.6.1D</b> Prior to the issuance of any grading permit, the developer shall inform the City of any existing solid waste materials within the development area. In conjunction with grading activities, all solid waste matter within the development area shall be removed by a licensed contractor and disposed of in an approved landfill. A record of the removal and disposal of any waste materials, in compliance with applicable laws and regulations, shall be submitted to the City prior to the issuance of any building permits.	Building and Safety Recycling Coordinator/ Public Works	Once before issuance of grading permits	Prior to issuance of grading permits	Applicant will inform the City in writing of any existing solid waste materials within the development area		Withhold building permit until receipt of record of removal and disposal of waste materials  Pursuant to City Municipal Code
<b>4.9 HYDROLOGY AND WATER QUALITY</b>						
<b>4.9.6.1A</b> Prior to issuance of any building permit within the Specific Plan area, the developer shall construct storm drain pipes and conveyances, as well as, combined detention and infiltration basin(s), bioretention area(s), and spreading area(s) within each proposed watershed, as outlined in the project hydrology plan, to mitigate the impacts of increased peak flow rate, velocity, flow volume and reduce the time of concentration by storing and infiltrating increased runoff for a limited period of time and release the outflow at a rate that does not exceed the pre-development peak flows and velocities for the 2, 5, 10, 25, and 100-year storms and volumes as assessed in the water balance model for historical conditions. For the purpose of this mitigation measure, the term “construct” shall mean to substantially complete construction so as to function for its intended purpose during construction with complete construction prior to occupancy. Field investigations will be conducted to determine the infiltration rate of soils underlying the proposed locations of bioretention areas and detention basins. The infiltration rate of the underlying soils will be used to properly size the bioretention areas and detention basins/infiltration basins to ensure that adequate volumes of runoff, in cumulative total for all	Land Development/ Public Works	Prior to Occupancy	Prior to issuance of any development permit	Review and approval of construction documents Field Inspection		Withhold Building Permit



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<p>basins will be monitored at the beginning and end of each wet season to assess any degradation in infiltration rates. If cumulative infiltration rates of all detention basins drops below the minimum required rates, then the detention basins will be reconditioned to improve infiltration capacity by scraping the bottom of the detention basin, seed or sod to restore groundcover, aerate bottom and dethatch basin bottom (CASQA 2003).</p>						
<p><b>4.9.6.2A</b> Prior to issuance of any grading permit for development in the World Logistics Center Specific Plan, the project developer shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities. The project developer shall submit to the City the Waste Discharge Identification Number issued by the State Water Quality Control Board (SWQCB) as proof that the project's Notice of Intent is to be covered by the General Construction Permit has been filed with the State Water Quality Control Board. This measure shall be implemented to the satisfaction of the City Engineer</p>	<p>City Engineer. Land Development/ Public Works, and Stormwater Management</p>	<p>Once before issuance of any grading permit</p>	<p>Prior to issuance of any grading permit</p>	<p>Proof of NOI submittal</p>		<p>Withhold Grading Permit</p>
<p><b>4.9.6.2B</b> Prior to issuance of any grading permit for development in the World Logistics Center Specific Plan, the project developer shall submit to the State Water Quality Control Board (SWQCB) a project-specific Storm Water Pollution Prevention Plan (SWPPP). The Storm Water Pollution Prevention Plan 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 grading and construction period. In addition, the Storm Water Pollution Prevention Plan shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Best</p>	<p>City of Moreno Valley and the Regional Water Quality Control Board and Land Development/ Public Works</p>	<p>Once before issuance of any grading permit  And  Ongoing as part of routine site inspections</p>	<p>Prior to issuance of any grading permit  Ongoing</p>	<p>Written verification of filing a SWPPP by the RWQCB  Site inspection</p>		<p>Withhold Grading Permit  Pursuant to City Municipal Code</p>

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<p>Management Practices to be implemented may include (but shall not be limited to) 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 debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the Best Management Practices are to be periodically inspected by the Regional Water Quality Control Board during construction, and repairs would be made as required.</li> <li>• Materials that have the potential to contribute non-visible pollutants to storm water must not be placed in drainage ways and must be placed in temporary storage containment areas.</li> <li>• All loose soil, silt, clay, sand, debris, and other earthen material shall be controlled to eliminate discharge from the site. Temporary soil stabilization measures to be considered include: covering disturbed areas with mulch, temporary seeding, soil stabilizing binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.</li> <li>• The Storm Water Pollution Prevention Plan shall include inspection forms for routine monitoring of the site during the construction phase.</li> <li>• Additional required Best Management Practices and erosion control measures shall be documented in the Storm Water Pollution Prevention Plan.</li> <li>• The Storm Water Pollution Prevention Plan would be kept on-site for the duration of project construction and shall be available to the local Regional Water Quality Control Board for inspection at any time.</li> </ul> <p>The developer and/or construction contractor for each development area shall be responsible for performing and documenting the application of Best Management Practices</p>						

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<p>identified in the project-specific Storm Water Pollution Prevention Plan. Regular inspections shall be performed on sediment control measures called for in the Storm Water Pollution Prevention Plan. Monthly reports shall be maintained and available for City inspection. An inspection log shall be maintained for the project and shall be available at the site for review by the City of Moreno Valley and the Regional Water Quality Control Board.</p>						
<p><b>4.9.6.3A</b> Prior to discretionary permit approval for individual plot plans, a site-specific Water Quality Management Plan (WQMP) shall be submitted to the City Land Development Division for review and approval. The Water Quality Management Plan shall specifically identify site design, source control, and treatment control Best Management Practices that shall be used on-site to control pollutant runoff and to reduce impacts to water quality to the maximum extent practicable. The Water Quality Management Plan shall be consistent with the Water Quality Management Plan approved for the overall World Logistics Center Specific Plan project. At a minimum, the site developer shall implement the following site design, source control, and treatment control Best Management Practices as appropriate:</p> <p><b>Site Design Best Management Practices</b></p> <p>a) Minimize urban runoff.</p> <p>b) Maximize the permeable area.</p> <p>c) Incorporate landscaped buffer areas between sidewalks and streets.</p> <p>d) Maximize canopy interception and water conservation by planting native or drought-tolerant trees and large shrubs.</p> <p>e) Use natural drainage systems.</p> <p>f) Where soil conditions are suitable, use perforated pipe or gravel filtration pits for low flow infiltration.</p>	<p>City Land Development Division</p>	<p>Once before issuance of any grading or building permits</p> <p>And</p> <p>Ongoing as part of routine site inspections</p>	<p>Prior to issuance of discretionary permit approval for individual plot plans</p> <p>Ongoing</p>	<p>Review and Approval of WQMP</p> <p>Site inspection</p>		<p>Withhold Grading or Building Permit</p> <p>Pursuant to City Municipal Code</p>

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<p>g) Construct on-site ponding areas or retention facilities to increase opportunities for infiltration consistent with vector control objectives.</p> <p>h) Minimize impervious footprint.</p> <p>i) Construct streets, sidewalks and parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.</p> <p>j) Reduce widths of street where off-street parking is available.</p> <p>k) Minimize the use of impervious surfaces such as decorative concrete, in the landscape design.</p> <p>l) Conserve natural areas.</p> <p>m) Minimize Directly Connected Impervious Areas (DCIAs).</p> <p>n) Runoff from impervious areas will sheet flow or be directed to treatment control Best Management Practices.</p> <p>o) Streets, sidewalks, and parking lots will sheet flow to landscaping/bioretenion areas that are planted with native or drought-tolerant trees and large shrubs.</p> <p><b>Source Control Best Management Practices</b></p> <p>Source control Best Management Practices are implemented to eliminate the presence of pollutants through prevention. Such measures can be both nonstructural and structural.</p> <p>Non-structural source control Best Management Practices include:</p> <p>a) Education for property owners, operator, tenants, occupants, or employees;</p> <p>b) Activity restrictions;</p> <p>c) Irrigation system and landscape maintenance;</p> <p>d) Common area litter control;</p> <p>e) Street sweeping private streets and parking lots; and</p>						

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<p>f) Drainage facility inspection and maintenance. Structural source control Best Management Practices include:</p> <p>g) MS4 stenciling and signage; h) Landscape and irrigation system design; i) Protect slopes and channels; and j) Properly design fueling areas, trash storage areas, loading docks, and outdoor material storage areas.</p> <p><b>Treatment Control Best Management Practices</b></p> <p>Treatment control Best Management Practices supplement the pollution prevention and source control measures by treating the water to remove pollutants before it is released from the project site. The treatment control Best Management Practice strategy for the project is to select Low Impact Development (LID) Best Management Practices that promote infiltration and evapotranspiration, including the construction of infiltration basins, bioretention facilities, and extended detention basins. Where infiltration Best Management Practices are not appropriate, bioretention and/or biotreatment Best Management Practices (including extended detention basins, bioswales, and constructed wetlands) that provide opportunity for evapotranspiration and incidental infiltration may be utilized. Harvest and Reuse Best Management Practice will be used to store runoff for later non-potable uses.</p> <p>Site-specific Water Quality Management Plans have not been prepared at this time as no site-specific development project has been submitted to the City for approval. When specific projects within the project are developed, Best Management Practices will be implemented consistent with the goals contained in the Master Water Quality Management Plan. All development within the project will be required to incorporate on-site water quality features to meet or exceed the approved Master Water Quality</p>						

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Management Plan's water quality requirements identified previously.						
<p><b>4.9.6.3B</b> The Property Owners Association (POA) and all property owners shall be responsible to maintain all onsite water quality basins according to requirements in the guidance Water Quality Management Plan and/or subsequent site-specific Water Quality Management Plans, and established guidelines of the Regional Water Quality Control Board. Failure to properly maintain such basins shall be grounds for suspension or revocation of discretionary operating permits, and/or referral to the Regional Water Quality Control Board for review and possible action. This measure shall be implemented to the satisfaction of the City Land Development Division, in consultation with the City Engineer, and Regional Water Quality Control Board.</p>	City Land Development Division	As Needed	Ongoing	Onsite inspections		Revocation of Discretionary or Operating Permits
<p><b>4.9.6.3C</b> Prior to issuance of future discretionary permits for any development along the southern boundary of the World Logistics Center Specific Plan (WLCSP), the project developer of such sites, in cooperation with the Property Owners Association (POA), shall establish and annually fund a Water Quality Mitigation Monitoring Plan (WQMMP) to confirm that project runoff will not have deleterious effects on the adjacent San Jacinto Wildlife Area (SJWA). This program shall include at least quarterly sampling along the southern boundary of the site (i.e., at the identified outlet structures of the project detention basins) during wet season flows and/or when water is present, as well as sampling of any dry-season flows that are observed entering the San Jacinto Wildlife Area property from the project property, including Drainage 9, which is planned to convey only clean off-site flows from north of the World Logistics Center Specific Plan site across Gilman Springs Road. The program shall also include at least twice yearly sampling after completion of construction, and a pre-construction survey must be completed to determine general water quality baseline conditions prior to and during</p>	Land Development Division	Annually And  Ongoing as part of routine site inspections	Prior to issuance of discretionary permits for any development along the southern boundary of the WLCSP  Ongoing	Evidence of Annual Water Quality Monitoring Plan fund  Site inspection		Withhold Discretionary Permit  Pursuant to City Municipal Code



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<p>development of the southern portion of the World Logistics Center Specific Plan. This sampling shall be consistent with and/or comply with the requirements of applicable Storm Water Pollution Prevention Plans (SWPPPs) for the development site.</p> <p>The project developer of sites along the southern border of the World Logistics Center Specific Plan shall be responsible for preventing or eliminating any toxic pollutant (not including sediment) found to exceed applicable established public health standards. In addition, the discharge from the project shall not cause or contribute to an exceedance of Receiving Water Quality Objectives for the potential pollutants associated with the project as identified in Table 4.9.J. Once development is complete, the developer shall retain qualified personnel to conduct regular (i.e., at least quarterly) water sampling/testing of any basins and their outfalls to ensure the San Jacinto Wildlife Area will not be affected by water pollution from the project site. This measure shall be implemented to the satisfaction of the City Land Development Division Manager based on consultation with the project developer, Eastern Municipal Water District, the Regional Water Quality Control Board-Santa Ana Region, and the Mystic Lake Manager.</p>						
<b>4.10 LAND USE AND PLANNING</b>						
<b>NOT APPLICABLE</b>						
<b>4.11 MINERAL RESOURCES</b>						
<b>NOT APPLICABLE</b>						
<b>4.12 NOISE</b>						
<p><b>4.12.6.1A</b> Prior to issuance of any discretionary project approvals that allow construction activity, a Noise Reduction Compliance Plan (NRCP) shall be submitted to and approved by the City. The NRCP shall be prepared by a qualified acoustical consultant describing how noise reduction measures shall be implemented</p>	City Planning Division	Once And	Prior to issuance of any discretionary approvals.	Review and Approval of a Noise Reduction Compliance Plan		Withhold approvals.

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<p>to reduce the noise exposure on sensitive receptors adjacent to onsite and offsite construction areas. The noise reduction measures shall be implemented so that construction activities do not exceed the City's daytime (except for sensitive receptors located within 500 feet of active construction areas) and nighttime average hourly noise standard of 60 dBA Leq and 55 dBA Leq, respectively. The construction noise reduction measures shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• All construction equipment, fixed or mobile, shall be equipped with operating and maintained mufflers consistent with manufacturers' standards.</li> <li>• Construction vehicles shall be prohibited from using Redlands Boulevard south of Eucalyptus Avenue to access on-site construction for all phases of development of the project.</li> <li>• No construction activity shall occur within 800 feet of residences between 8 p.m. and 7 a.m. on weekdays and weekends.</li> <li>• A 12-foot tall temporary construction sound barrier blocking the line-of-sight of construction activity to any residential receptor located within 800 feet of active construction areas shall be installed prior to commencement of any construction activity. The temporary sound barrier shall be constructed of plywood with a total thickness of 1.5 inches, or a sound blanket wall may be used. If sound blankets are used, they must have a Sound Transmission Class (STC) rating of 27 or greater.</li> <li>• Distribute to the potentially affected residences and other sensitive receptors within 500 feet of project construction boundary a "hotline" telephone number, which shall be attended during active construction working hours, for use by the public to register complaints. The distribution shall identify a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise</li> </ul>		Ongoing as part of routine site inspections	Ongoing	Site inspection		Pursuant to City Municipal Code

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<p>complaints and institute feasible actions warranted to correct the problem. All complaints shall be logged noting date, time, complainant’s name, nature of complaint, and any corrective action taken. The distribution shall also notify residents adjacent to the project site of the construction schedule. Records of any complaints and corrective action shall be stored at the site and available to the City upon request.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of any discretionary project approvals, a Noise Reduction Compliance Plan (NRCP) shall be submitted to and approved by the City. The Noise Reduction Compliance Plan shall show the limits of nighttime construction in relation to any then-occupied residential dwellings and shall be in conformance with City standards. Conditions shall be added to any discretionary projects requiring that the limits of nighttime grading be shown on the Noise Reduction Compliance Plan and all grading plans submitted to the City (per Noise Study MM N-2, pg. 51).</li> </ul>						
<p><b>4.12.6.2A</b> When processing future individual buildings under the World Logistics Center Specific Plan, as part of the City’s approval process, the City shall require the Applicant to take the following three actions for each building prior to approval of discretionary permits for individual plot plans for the requested development:</p> <p><b>Action 1:</b> Perform a building-specific noise study to ensure that the assumptions set forth in the the Revised Sections of the FEIR remain valid. These procedures used to conduct these noise analyses shall be consistent with the noise analysis conducted in the Revised Sections of the FEIR and shall be used to impose building-specific mitigation on the individually proposed buildings.</p> <p><b>Action 2:</b> If the building-specific analyses identify that the proposed development triggers the need for mitigation from the proposed building, including all preceding developments in the World Logistics Center site, the Applicant shall implement the</p>	City Planning Division	Once before issuance of a certificate of occupancy	Prior to issuance of Discretionary permits for Action 1. Prior to issuance of certificate of occupancy for actions 2 and 3	Review and approval of a noise study		Withhold discretionary approvals

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<p>mitigation identified in the Revised Sections of the FEIR to reduce the identified impacts to comply with the Moreno Valley Municipal Code, which sets maximum sound levels reaching residential uses at 60 dBA during the daytime hours (8:00 a.m. – 10:00 p.m.) and 55 dBA during nighttime hours (10:01 p.m. – 7:59 a.m.). Prior to implementing the mitigation, the Applicant shall send letters by registered mail to all property owners and non-owner occupants of properties that would benefit from the proposed mitigation asking them to provide a position either in favor of or in opposition to the proposed mitigation asking them to provide a position either in favor of or in opposition to the proposed noise abatement mitigation within 45 days. Each property shall be entitled to one vote on behalf of owners and one vote per dwelling on behalf of non-owner occupants.</p> <p>If more than 50% of the votes from responding benefited receptors oppose the abatement, the abatement will not be considered reasonable. Additionally, for noise abatement to be located on private property, 100% of owners of property upon which the abatement is to be placed must support the proposed abatement. In the case of proposed noise abatement on private property, no response from a property owner, after three attempts by registered mail, is considered a <i>no</i> vote.</p> <p>At the completion of the vote at the end of the 45-day period, the Applicant shall provide the tentative results of the vote to all property owners by registered mail. During the next 15 calendar days following the date of the mailing, property owners may change their vote. Following the 15-day period, the results of the vote will be finalized and made public.</p> <p><b>Action 3:</b> Upon consent from benefited receptors and property owners, the Applicant shall post a bond for the cost of the construction of the necessary mitigation as estimated by the City Engineer to ensure completion of the mitigation. The certificate of occupancy permits shall be issued upon posting of the bond or</p>						

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demonstration that 50% of the votes from responding benefited receptors oppose the abatement or, if the abatement is located on private property, any property owners oppose the abatement.						
<b>4.12.6.2B</b> Prior to issuance/approval of any building permits, the centerline of Cactus Avenue Extension will be located no closer than 11449 feet to the residential property lines along Merwin Street. An alternative is to locate the roadway closer to the residences and provide a soundwall along Cactus Avenue Extension. The soundwall location and height should be determined by a Registered Engineer, and the soundwall shall be designed to reduce noise levels to less than 65 CNEL at the residences. The Engineer shall provide calculations and supporting information in a report that will be required to be submitted to and approved by the City prior to issuing permits to construct the road.	City Planning Division	Prior to the approval of a Building permit	Prior to the issuance of building permits	Review and Approval of Building permits		Withhold Building Permits
<b>4.12.6.2C</b> Prior to the approval of any discretionary permits, cumulative impact areas shown in the WLC EIR Noise Study shall be included in the soundwall mitigation program outlined in Mitigation Measures 4.12.6.2A and 4.12.6.2D.	City Planning Division	Once before issuance of building permits	Prior to issuance of building permits	Review and approval of soundwall mitigation program		Withhold discretionary permits
<b>4.12.6.2D</b> Prior to issuance of a building permit, the applicant shall demonstrate that the development maintains a buffer with soundwall for noise attenuation at residential/warehousing interface (i.e., western and southwestern boundaries of the project site). To keep the noise levels at nearby residential areas less than typical ambient conditions, the warehousing property line shall be located a minimum of 250 feet from the residential zone boundary, and a 12-foot noise barrier shall be located along the perimeter of the property that faces any residential areas. The 12 foot noise barrier may be a soundwall, berm, or combination of the two. The height shall be measured relative to the pad of the warehouse. This requirement shall be implemented anytime residential areas are within 600 feet of the warehousing property line to insure that a noise level of 45 dBA	City Planning Division	Once before issuance of building permits	Prior to issuance of building permits	Review and approval of building plans		Withhold Building Permit

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(Leq) will not be exceeded at the residential zone. This requirement is consistent with Item 10 of Municipal Code Section 9.16.160 Business park/industrial that states, "All manufacturing and industrial uses adjacent to residential land uses shall include a buffer zone and/or noise attenuation wall to reduce outside noise levels".						
<b>4.12.6.4A</b> Prior to the issuance of building permits for projects within 1,300 feet of the Southern California Gas Company (SCGC) and San Diego Gas and Electric (SDG&E) blowdown facilities, documentation shall be submitted to the City confirming that sound attenuation devices and/or improvements for the blow-down facilities providing at least a 40 dB reduction in noise levels during blow-down events are available and will be installed for all planned blow-down events. It shall be the responsibility of the developer to fund all sound attenuation improvements to the blow-down facilities required by this measure. It shall also be the responsibility of the developer to coordinate with San Diego Gas and Electric and/or Southern California Gas Company regarding the installation of any sound attenuation devices or improvements on the blow-down facilities at either the San Diego Gas and Electric compressor station or the Southern California Gas Company pipelines. This measure shall be implemented to the satisfaction of the City Land Management Division	City Land Development Division  City Planning Division	Once before Permitting	Prior to the issuance of Building permits for projects within 1,300 feet of the SCGC and SDG&E facilities	Review and Approval of Documentation confirming sound attenuation device		Withhold Building Permits
<b>4.13 POPULATION, HOUSING, AND EMPLOYMENT</b>						
<b>NOT APPLICABLE</b>						
<b>4.14 PUBLIC SERVICES AND FACILITIES</b>						
<b>NOT APPLICABLE</b>						
<b>4.15 TRAFFIC AND CIRCULATION</b>						
<b>4.15.7.4A</b> A traffic impact analysis ("TIA") conforming to the guidelines for TIAs adopted by the City shall be submitted in conjunction with each Plot Plan application within the WLCSP.	City Engineer	Once before plot plan approval	Prior to plot plan approval	Review and Approval of site-specific TIAs		Withhold Plot Plan approval

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<p>Prior to the approval of the Plot Plans, the City shall review the Revised TIA to determine if any of the traffic improvements listed in the above tables need to be implemented as part of the plot plan. The TIA prepared for the Revised Sections of the FEIR are required to be completed prior to the issuance of a certificate of occupancy for each building. If the City determines that any of the improvements within Moreno Valley are required to be constructed in order to ensure that the traffic impacts which will result from the construction and operation of the building will be mitigated into insignificance, then the completion of construction of the improvements prior to the issuance of a Certificate of Occupancy for the building shall be made a Condition of Approval of the Plot Plan. Construction of improvements within the City shall be subject to reimbursement agreement for those costs that exceed the fair share contribution determined for the specific Plot Plan application. If the City determines that any of the improvements outside Moreno Valley are required to be constructed in order to ensure that the traffic impacts which will result from the construction and operation of the building will be mitigated to a less than significant level, then the payment of any necessary fair share contribution as prescribed in Mitigation Measure 4.15.7.4F prior to the issuance of a Certificate of Occupancy for the building shall be made a Condition of Approval of the Plot Plan. If the City determines that the traffic impacts which will result from the construction or operation of a building will be significantly more adverse than those shown in the Revised TIA, further environmental review shall be conducted prior to the approval of the Plot Plan pursuant to Public Resources Code § 21166 and CEQA Guidelines §15162 to determine what additional mitigation measures, if any, will be required in order to maintain the appropriate levels of service.</p>		Once prior to Certificate of Occupancy	Prior to Certificate of Occupancy	Review and Approval of site-specific TIAs		Withhold Certificate of Occupancy
<p><b>4.15.7.4B</b> As a condition of approval for individual development permits processed in the future under the World Logistics Center Specific Plan, the City shall require the dedication of appropriate</p>	City Engineer	Once before issuance of	Prior to issuance of occupancy permits	Evidence of dedication of right of- way in		Withhold Occupancy Permits

**World Logistics Center – Mitigation Monitoring and Reporting Program**

<b>Mitigation Measure No. / Implementing Action</b>	<b>Responsible for Monitoring</b>	<b>Monitoring Frequency</b>	<b>Timing Verification</b>	<b>Method of Verification</b>	<b>Verified Date/Initials</b>	<b>Sanctions for Non-Compliance</b>
right-of-way, where feasible, consistent with the Subdivision Map Act for frontage street improvements contained within the World Logistics Center Specific Plan Circulation Map. Required dedications shall be made prior to the issuance of occupancy permits for the requested development.		occupancy permits		compliance with Subdivision Map Act		
<b>4.15.7.4C</b> As a condition of approval for individual development permits processed in the future under the World Logistics Center Specific Plan, the City shall require the Applicant to construct or to fully fund the transportation measures identified in the development’s TIA (see MM4.15.7.4A) as needed to mitigate the transportation impacts within the city of the Plot Plan development. The payment or construction shall be made prior to the issuance of occupancy permits for the requested development. This condition shall apply only to mitigation measures where a mechanism has been established to collect funds from the project and any other funds to needed to complete the improvements.	City Engineer	Once before to issuance of occupancy permits	Prior to issuance of occupancy permits	Written verification of payment into adopted fair share programs		Withhold Occupancy Permits
<b>4.15.7.4D</b> As a condition of approval for individual development permits processed in the future under the World Logistics Center Specific Plan, the City shall require each project to pay the requisite Transportation Uniform Mitigation Fee (TUMF) as set forth in Municipal Code Chapter 3.44. Required TUMF payments shall be made prior to the issuance of occupancy permits for the requested development.	City Engineer City Planning Division	Once before to issuance of occupancy permits	Prior to issuance of occupancy permits	Written verification of payment of TUMF		Withhold Occupancy Permits
<b>4.15.7.4E</b> In order to ensure that all of the Project’s traffic impacts are mitigated to the greatest extent feasible, the Applicant shall contribute its fair share of the cost of the needed traffic improvements that are not within the City as identified in the Revised Traffic Impact Analysis (i.e., under the jurisdiction of other cities, the County of Riverside or Caltrans, pursuant to Mitigation Measure 4.15.7.4F). As used in this mitigation measure, the Applicant’s “fair share” has been determined in compliance with the requirements of the Fee Mitigation Act,	City Engineer	Once before to issuance of occupancy permits	Prior to issuance of occupancy Permits	Written verification of payment into adopted fair share programs		Withhold Occupancy Permits



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<p>Government Code § 66000 et seq., and, pursuant to § 66001(g), does not require that the Applicant be responsible for making up for any existing deficiencies. The fair share mitigation is summarized in Tables 72 through 77 of the TIA located in Appendix F of the RSFEIR.</p>						
<p><b>4.15.7.4F</b> The Applicant shall pay its portion of the fair share of the cost of traffic improvements identified in the Transportation Impact Analysis for those significantly impacted road segments and intersections for each warehouse building within the World Logistics Center if the impacted jurisdiction has established a fair share contribution program prior to the approval of a building-specific plot plan. The City shall determine whether a fair share program exists in the impacted jurisdiction and, if one does exist, require that the appropriate fees are paid by the Applicant, consistent with the requirements below, prior to the issuance of a certificate of occupancy for the building in question. If no fair share program exists or if the existing programs are not consistent with the requirements below, then no payment of fees shall be required. The impacts are to be determined on a road segment or intersection basis. Nothing in this condition requires the payment of a traffic impact fee imposed by another jurisdiction which covers improvement to facilities where the Project does not have a significant impact. Fair-share contributions will be determined on a building-by-building basis as a share of the impact of the Project as a whole (for each segment or intersection where the WLC project as a whole has a significant impact identified in the Revised Sections of the FEIR) as determined by the Revised Traffic Impact Analysis and will be due as each certificate of occupancy is issued. The fair share payments for the significantly impacted road segments and intersections identified in the Revised Sections of the FEIR will be required even though the impact resulting from a specific building does not, by itself, cause a significant impact.</p>	<p>City Engineer</p>	<p>Once prior to issuance of building permits for individual buildings.</p>	<p>Prior to issuance of occupancy Permits</p>	<p>Written verification of payment into adopted fair-share programs</p>		<p>Withhold Occupancy Permits</p>

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<p>For example, the intersection of Martin Luther King Blvd. and the I-215 northbound ramps (Intersection 85) in the City of Riverside was identified as a place where the World Logistic Center contributes to cumulatively significant impacts, and where the fair share contribution of the World Logistic Center project as a whole was computed to be 6.2%. If the City of Riverside establishes a fair share contribution program consistent with this Mitigation Measure 4.15.7.4F to improve that intersection, then when a certificate of occupancy is to be issued for a 2-million square feet high-cube warehouse in the World Logistic Center (approximately 5% of the entire World Logistic Center project) the amount of the fair share payment due from the Applicant to the City of Riverside would be computed as follows:</p> <table border="1" data-bbox="96 727 751 927"> <tr> <td>Amount Due</td> <td>=</td> <td>Total cost of Improvement</td> <td>X</td> <td>Total World Logistics Center fair share (6.2%) as determined by Traffic Impact Analysis</td> <td>X</td> <td>% Attributable to the building that is subject to the certificate of occupancy (5%)</td> </tr> </table> <p>A x B x C = D</p> <p>A = % attributable to the building that is subject to the certificate of occupancy (%5)</p> <p>B = Total World Logistics Center fair share (6.2%) as determined by Traffic Impact Analysis</p> <p>C = Total cost of Improvement</p> <p>D = Amount Due</p> <p>A similar calculation would be done for each subsequent building, with payments for each due at the time of issuance of the certificate of occupancy. As a result, while each building individually would not produce a significant impact, and therefore would not be required to pay any mitigation fees if considered by itself, the total amount of the payments for all of</p>	Amount Due	=	Total cost of Improvement	X	Total World Logistics Center fair share (6.2%) as determined by Traffic Impact Analysis	X	% Attributable to the building that is subject to the certificate of occupancy (5%)						
Amount Due	=	Total cost of Improvement	X	Total World Logistics Center fair share (6.2%) as determined by Traffic Impact Analysis	X	% Attributable to the building that is subject to the certificate of occupancy (5%)							

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the buildings would be equal to the fair share payment for the entire World Logistic Center to the extent that the responsible jurisdiction has chosen to adopt a fair share contribution funding program consistent with Mitigation Measure 4.15.7.4F.						
<b>4.15.7.4G</b> City shall work directly with WRCOG to request that TUMF funding priorities be shifted to align with the needs of the City, including improvements identified in the TIA. Toward this end, City shall meet regularly with WRCOG.	City Engineer	On-going	Yearly starting with project up and ending with project buildout.	City Engineer provides quarterly updates to the City Council regarding TUMF funding priorities as it relates to the improvements identified in the traffic impact analysis.		None
<b>4.16 UTILITIES AND SERVICE SYSTEMS</b>						
<p><b>4.16.1.6.1A</b> Prior to approval of a precise grading permit for each plot plan for development within the World Logistics Center Specific Plan (WLCSPP), the developer shall submit landscape plans that demonstrate compliance with the World Logistics Center Specific Plan, the State of California Model Water Efficient Landscape Ordinance (AB 1881), and Conservation in Landscaping Act (AB 325). This measure shall be implemented to the satisfaction of the Planning Division. Said landscape plans shall incorporate the following:</p> <ul style="list-style-type: none"> <li>• Use of xeriscape, drought-tolerant, and water-conserving landscape plant materials wherever feasible and as outlined in Section 6.0 of the World Logistics Center Specific Plan;</li> <li>• Use of vacuums, sweepers, and other “dry” cleaning equipment to reduce the use of water for wash down of exterior areas;</li> <li>• Weather-based automatic irrigation controllers for outdoor irrigation (i.e., use moisture sensors);</li> </ul>	City Planning Division	Once	Prior to issuance of precise grading permit for each plot plan.	Review and Approval of landscape plans		Withhold precise grading permit.

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<ul style="list-style-type: none"> <li>• Use of irrigation systems primarily at night or early morning, when evaporation rates are lowest;</li> <li>• Use of recirculation systems in any outdoor water features, fountains, etc.;</li> <li>• Use of low-flow sprinkler heads in irrigation system;</li> <li>• Provide information to the public in conspicuous places regarding outdoor water conservation; and</li> <li>• Use of reclaimed water for irrigation if it becomes available.</li> </ul>						
<p><b>4.16.1.6.1B</b> All buildings shall include water-efficient design features outlined in Section 4.0 of the World Logistics Center Specific Plan. This measure shall be implemented to the satisfaction of the Land Development Division/Public Works. These design features shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Instantaneous (flash) or solar water heaters;</li> <li>• Automatic on and off water faucets;</li> <li>• Water-efficient appliances;</li> <li>• Low-flow fittings, fixtures and equipment;</li> <li>• Use of high-efficiency toilets (1.28 gallons per flush [gpf] or less);</li> <li>• Use of waterless or very low water use urinals (0.0 gpf to 0.25 gpf);</li> <li>• Use of self-closing valves for drinking fountains;</li> <li>• Infrared sensors on drinking fountains, sinks, toilets and urinals;</li> <li>• Low-flow showerheads;</li> <li>• Water-efficient ice machines, dishwashers, clothes washers, and other water-using appliances;</li> <li>• Cooling tower recirculating system where applicable;</li> <li>• Provide information to the public in conspicuous places regarding indoor water conservation; and</li> <li>• Use of reclaimed water for wash down if it becomes available.</li> </ul>	<p>Building and Safety Division</p> <p>Planning Division</p>	<p>Once</p>	<p>Prior to issuance of <del>any</del> building permits.</p>	<p>Review and Approval building plans</p>		<p>Withhold building permit.</p>

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<b>4.16.1.6.1C</b> Prior to approval of a precise grading permit for each plot plan, irrigation plans shall be submitted to and approved by the City demonstrating that the development will have separate irrigation lines for recycled water. All irrigation systems shall be designed so that they will function properly with recycled water if it becomes available. This measure shall be implemented to the satisfaction of the City Planning Division and Land Development Division/Public Works.	City Planning Division, Land Development Division/Public Works	Once	Prior to issuance of precise grading permits.	Review irrigation plans		Withhold precise grading permit.
<b>4.16.1.6.2A</b> Each Plot Plan application for development shall include a concept grading and drainage plan, with supporting engineering calculations. The plans shall be designed such that the existing sediment carrying capacity of the drainage courses exiting the project area is similar to the existing condition. The runoff leaving the project site shall be comparable to the sheet flow of the existing condition to maintain the sediment carrying capacity and amount of available sediment for transport so that no increased erosion will occur downstream. This measure shall be implemented to the satisfaction of the City Land Development Division/Public Works.	Land Development Division/Public Works	Once Concurrent with Plot Plan review and approval.	Prior to issuance of grading permit.	Review and Approval of Grading and Drainage Plans		Withhold Plot Plan Approval
<b>4.17 Energy (New Section)</b>						
Refer to mitigation measures in Air Quality and GHG.						