

**Mitigation Monitoring and Reporting Program for the  
San Geronio Crossing Project  
FINAL SUPPLEMENTAL  
Environmental Impact Report No. 534  
Riverside County, California  
State Clearinghouse No. 2014011009**

Prepared for:



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## PREFACE

Pursuant to Public Resources Code Section 21081.6, the County of Riverside (lead agency) hereby finds that the mitigation measures set forth in this Mitigation Monitoring and Reporting Program (MMRP) will reduce or avoid the potentially significant and significant impacts of the proposed San Gorgonio Crossing Project to the extent feasible for the reasons described in the Draft Environmental Impact Report (EIR), Recirculated Draft EIR, Final EIR, and Draft Supplemental Environmental Impact Report (Draft SEIR) prepared for the subject project. The lead agency intends for each of the mitigation measures to be adopted as recommended in these documents and the respective resolutions certifying these documents. In the event there are any inconsistencies between the mitigation measures as set forth in this MMRP, with the conditions of approval for the project, and the Resolutions prepared by the lead agency, the measures that are deemed to be more restrictive and protective of the environment shall control.

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**Table 1: San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>3.1 Aesthetics</b>					
<b>MM AES-3:</b> The applicant shall install all landscape plantings along the Cherry Valley Boulevard frontage (which are intended to serve a screening function) prior to the issuance of building permits.	Notes on construction plans; site inspection	Prior to issuance of building permits	Riverside County		
<b>MM AES-4:</b> Prior to issuance of building permits, the project applicant shall submit a photometric plan to the County of Riverside for review and approval. The photometric plan shall identify types of lighting fixtures and their locations on the project site, and demonstrate compliance with Riverside County Lighting Ordinance No. 655. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties or excessive light pollution. Lighting fixtures should employ the most energy-efficient technology available unless technical feasibility or safety concerns take precedent.	Completion of photometric plan; submittal of documentation	Prior to issuance of building permits	Riverside County		
<b>3.3 Air Quality</b>					
Implement Mitigation Measures AQ-1a through AQ-1h <u>and</u> <u>AIR-1i</u> below through adoption of a Mitigation Monitoring and Reporting Program (MMRP) that is designed to ensure compliance with mitigation measures during the project implementation. The MMRP shall be enforced through the preparation permit conditions, agreements, or other measures as a condition of development. <b>Construction Mitigation Measures</b> <b>MM AQ-1a:</b> During mass grading and building construction, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards.	Notes on construction plans; site inspection	During mass grading and building construction	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM AQ-1b:</b> Require the use of 2010 and newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.</p>	Notes on construction plans; site inspection	During mass grading and building construction	Riverside County		
<p><b>MM AQ-1c:</b> The following measures shall be applied to all projects during construction of the project:</p> <ul style="list-style-type: none"> <li>a) Use paints with a volatile organic compound (VOC) content 50 grams per Liter or lower for both interior and exterior surfaces, if painted.</li> <li>b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.</li> <li>c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</li> <li>d) For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (<a href="http://www.cleanup.org">www.cleanup.org</a>).</li> <li>e) Use compliant low-VOC cleaning solvents to clean paint application equipment.</li> <li>f) Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions.</li> <li>g) Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable: and</li> <li>h) Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</li> </ul>	Notes on construction plans; site inspection	During project construction	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM AQ-1d:</b> Prior to issuance of any grading permits, the developer shall provide a traffic control plan to the County of Riverside 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., flagperson) during construction-related truck hauling activities. The traffic control plan is intended to minimize traffic congestion and delays that increase idling and acceleration emissions. The applicant shall maintain one copy on-site in the construction trailer to the satisfaction of the County of Riverside.</p>	Approval of traffic control plan	Prior to issuance of grading permits	Riverside County		
<p><b>MM AQ-1e:</b> During project construction, the following measures shall be implemented to the satisfaction of the County of Riverside. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the County of Riverside.</p> <p>a) Construction equipment shall be properly maintained according to manufacturer specifications.</p> <p>b) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any 1 hour.</p> <p>c) On-site electrical hook ups to a 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.</p> <p>d) The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the County of Riverside.</p>	Notes on construction plans; site inspection	During project operation (general)	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>e) Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less.</p> <p>f) Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).</p> <p>g) Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.</p> <p>h) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>i) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour (mph); wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction; and vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>j) All trucks and equipment, including their tires, shall be washed off prior to leaving the site; site accesses to a distance of 100 feet from paved roads shall be treated with a 6- to 12- inch compacted layer of wood chips, mulch, or gravel.</p>					
<p><b>Operational Mitigation Measures</b>  <b>MM AQ-1f:</b> Prior to operation of each warehouse building, the applicant shall demonstrate to the County of Riverside that vehicles can access the building using paved roads and parking lots. Further, the applicant shall work with the County of Riverside and will provide signage to ensure that no trucks are queuing outside of the facility.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to operation of each warehouse building	Riverside County		



**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM AQ-1g:</b> The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:</p> <p>a) Prior to issuance of a certificate of occupancy, post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.</p> <p>b) Prior to issuance of a certificate of occupancy, post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations.</p> <p>c) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer’s specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.</p> <p>d) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512).</p> <p>e) Require facility operator to become a SmartWay Partner.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>f) Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.</p> <p>g) Prior to issuance of occupancy permits, signs shall be installed at each exit driveway, providing directional information to the County’s truck route. Text on the sign shall read “To Truck Route” with a directional arrow. Truck routes shall be clearly marked pursuant to the Municipal code.</p> <p>h) The site shall be designed such that any check-in point for trucks is well inside the facility to ensure that there are no trucks queuing outside the facility.</p>					
<p><b>MM AQ-1h:</b> The following measures shall be incorporated into each building to reduce motor vehicle emissions:</p> <p>a) All tenants shall participate in Riverside County’s Rideshare Program. The purpose of the program would be to discourage single-occupancy vehicle trips and encourage alternate modes of transportation such as carpooling, transit, walking, and biking. The program shall provide employees with assistance in using alternate modes of travel, including carpooling encouragement, ride-matching assistance, and vanpool assistance.</p> <p>b) A minimum of two electric vehicle-charging stations for automobiles or light-duty trucks shall be provided at each building.</p> <p>c) Each building shall provide secure bicycle storage space equivalent to two percent of the automobile parking spaces provided.</p> <p>d) Each building shall provide a minimum of two shower and changing facilities within 200 yards of a building entrance.</p> <p>e) Each building shall provide preferred parking for electric, low-emitting and fuel-efficient vehicles equivalent to 5 percent of the required number of parking spaces.</p>	Notes on construction plans; submittal of documentation; site inspection	During project operation (general)	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>f) All on-site forklifts, yard trucks and trailer movers shall be electric, with the necessary electrical charging stations provided.</p> <p>g) 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><b>MM AIR-1i:</b> The applicant shall install a 1.25 MW DC system to generate an estimated 2 million kWh annually that would offset electricity consumption during project operations.</p>	<p>Submittal of documentation; site inspection</p>	<p>Prior to issuance of a certificate of occupancy</p>	<p>Riverside County</p>		
<p><b>3.4 Biological Resources</b></p>					
<p><b>MM BIO-1a:</b> Pre-construction presence/absence surveys for burrowing owl shall be conducted on and off-site by a qualified biologist within 30 days prior to project disturbance activities, with the results summarized in a report submitted to the County Planning Department, Environmental Programs Division. If any burrowing owls are detected, a relocation plan shall be submitted to the Environmental Programs Division of the Planning Department, the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS) and the Western Riverside County Regional Conservation Authority (RCA) for review and approval. The relocation plan shall encompass both active and passive relocation activities and shall include the development of a conservation strategy prepared in consultation with the CDFW, the USFWS and the RCA. All surveys and relocation plans shall be conducted and prepared by a qualified biologist currently holding a Memorandum of Understanding with the County. The Relocation Plan must follow the most current CDFW-approved protocols/mitigation and must be in accordance with the “Burrowing Owl Species Objectives and Mitigation Measures” outlined in the MSHCP. The EPD, the CDFW, the USFWS, and the RCA shall be consulted to determine appropriate type of relocation (active or passive) and</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>30 days prior to groundbreaking activities</p>	<p>Riverside County</p>		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of “active” nests is avoided, or, alternately, a grading permit may be issued once the species has been relocated.					
<b>MM BIO-1b:</b> Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey shall be completed no more than three (3) days prior to ground disturbance activities. A Nesting Bird Clearance Survey report shall be submitted to the Environmental Programs Division (EPD) for review and approval prior to initiating clearing and grubbing during the breeding season.	Notes on construction plans; submittal of documentation; site inspection	Outside the bird breeding season (February 1 to August 31)	Riverside County		
<b>MM BIO-2a:</b> The project applicant shall pay MSHCP Local Development Mitigation Fees (LDMF) as determined by the County. The fee schedule is adjusted annually by the Western Riverside County Regional Conservation Authority (RCA), and was last adjusted on July 1, 2016. The current fee is \$6,645 per acre for commercial or industrial uses.	Verification of payment of LDMF fees	Prior to issuance of grading permits	Riverside County		
<b>MM BIO-2b:</b> Prior to the issuance of any grading, construction or building permits by the County, the project Applicant shall consult with the California Department of Fish and Wildlife regarding a Section 1602 Streambed Alteration Agreement Permit, the United States Army Corps of Engineers (USACE) regarding a Clean Water Act Section 404 Permit, and the Regional Water Quality Control Board regarding a Clean Water Act Section 401 Certification. The project Applicant shall be required to obtain these permits prior to the commencement of any grading or construction activities.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of construction and building permits	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>The project shall mitigate impacts to waters of the United States and waters of the State, wetlands, and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code, Section 1600, et seq.) by replacement on an in-kind basis. Compensatory habitat-based mitigation will consist of preserving on-site habitat, restoring similar habitat, or purchasing off-site credits from an approved mitigation bank. Replacement shall be based on a ratio determined by the California Department of Fish and Wildlife and/or USACE in order to account for the potentially diminished habitat values of replacement habitat and reduce impacts to less than significant. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. Such replacement should occur on the original development site, whenever possible. Alternatively, replacement can be affected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (off-site but preferably within the County), protected in perpetuity by provision for an appropriate conservation easement or dedication.</p>					
<p><b>MM BIO-5a:</b> To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to riverine resources through on-site creation at a 2:1 ratio for the 1.11 acres of impacts to riverine and limited riparian resources. In total, the proposed mitigation shall result in 2.22 acres of Riparian/Riverine habitat creation/restoration.</p> <p>The on-site creation of 2.22 acres of Riparian/Riverine habitat shall occur at two locations on-site along the southern boundary (see DBESP’s Figure 8). The mitigation areas shall receive all upstream flows up to 100 cubic feet per second (cfs). Flows above 100 cfs shall bypass the mitigation area in a concrete-lined channel that will outlet at the eastern edge of the project. Flows up to 100 cfs will allow for creation of a</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>Prior to issuance of grading permits</p>	<p>Riverside County</p>		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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braided streambed similar to the drainages that are being impacted. These areas shall be revegetated with primarily floodplain scrub vegetation. Scattered pockets of mule fat scrub shall also be planted to increase vegetative diversity. Combined, these areas shall offset losses of Riparian/Riverine functions and values by providing high-quality Riparian/Riverine habitat, and provide for other functions and services such as water quality benefits, groundwater recharge, and nutrient cycling. A detailed restoration plan for the on-site mitigation sites shall be prepared and submitted to the County for review and approval prior to implementation of the restoration effort.					
<b>MM BIO-5b:</b> Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity by the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine areas shall be conserved prior to the issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions, and values of these areas in perpetuity.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of a grading permits	Riverside County		
<b>3.5 Cultural Resources</b>					
<b>MM CUL-1a:</b> Archaeological monitoring: During grading and excavation activities, the project applicant shall retain an archaeological monitor meeting the Secretary of the Interior’s Standards to monitor all ground-disturbing activities in an effort to identify and evaluate any unknown archaeological resources. The qualified archaeologist, the developer, and the Lead Agency shall develop a rotating or simultaneous schedule in coordination with the applicant and the project archaeologist for designated Native American Tribal Monitors	Approval of archaeological monitor and schedule	During grading and excavation activities	Riverside County		

**Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, and Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with the project archaeologist.					
<p><b>MM CUL-1b:</b> Treatment and disposition of cultural resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, all of the following procedures shall be carried out for the treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> <li>1. Temporary curation and storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process.</li> <li>2. Treatment and final disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Lead Agency with evidence of same:                         <ol style="list-style-type: none"> <li>a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.</li> <li>b. Execute a curation agreement with an appropriate qualified repository in Riverside County that meets federal standards pursuant to 36 CFR Part 79 so that cultural resources would</li> </ol> </li> </ol>	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.</p> <p>c. At the completion of grading, excavation, and ground-disturbing activities on the site, submit a Monitoring Report to the Lead Agency documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of the completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the Lead Agency, the Eastern Information Center, and consulting tribes.</p>					



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<p><b>MM CUL-3a:</b> During grading and excavation activities, full-time monitoring of excavation activities shall occur, except in the flatter areas where extensive plowing has churned deposits up to depths of 2 feet. Paleontologic monitors shall be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.</p> <p>If the principal paleontologist determines that the sediments present within the subsurface have low potential to contain paleontologic resources and low paleontologic sensitivity, then the full-time monitoring program shall cease and a program of periodic monitoring shall occur.</p>	Notes on construction plans; site inspection; submittal of documentation	During grading and excavation activities	Riverside County		
<p><b>MM CUL-3b:</b> If specimens are found, the applicant shall ensure the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils shall occur and are essential to fully mitigate adverse impacts to the resources.</p>	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
<p><b>MM CUL-3c:</b> If specimens are found, the applicant shall ensure the identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p>	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		

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<p><b>MM CUL-3d:</b> The paleontologist shall prepare a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.</p>	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
<p><b>MM CUL-4:</b> In the event of the accidental discovery or recognition of any human remains, State CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</li> <li>2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate</li> </ol>	Notes on construction plans; notification of County Coroner; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		

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<p>dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>					
<p><b>3.6 Geology and Soils</b></p>					
<p><b>MM GEO-1a:</b> Upon the development of a grading plan, the County of Riverside shall verify that consistent with Section 8.0, Future Work, in the Neblett &amp; Associates’ 2008 Fault Investigation, the grading plans shall reflect the re-positioning of the structural setback zone based on the proposed grades for the proposed project.</p> <p>It is recommended that a structural setback zone shall be located 50 feet south and 100 feet north of the trace of the South Branch of the Cherry Valley Fault Zone that transgresses the proposed development envelopes. Additionally, a Restricted Use Zone (RUZ) shall be located north and northeast of the South Branch to the north and northeast property boundary. The RUZ shall be utilized for non-habitable facilities, such as horse stables, soccer fields, etc., that will have fewer than 1,000 hours of human occupancy per year. Future fault investigation in the RUZ area shall be required and approved by</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits	Riverside County		

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<p>the controlling agencies to remove any portions of the RUZ for construction of potential habitable structures.</p> <p>The footprint of the proposed project shall then be analyzed for conformance with the re-positioned structural setback and the restricted use zone.</p>					
<p><b>MM GEO-1b:</b> Prior to the issuance of building permits for each structure, the project applicant shall submit a design-level Geotechnical Investigation to the County Engineering Geologist for review and approval. The investigation shall be prepared by a qualified engineer and identify necessary grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code geologic, soils, and seismic requirements. The measures identified in the approved report shall be incorporated into the project plans.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of building permits	Riverside County		
<p><b>MM GEO-1c:</b> To mitigate potential landside impacts from the proposed cut slope north of Building 2, the County of Riverside shall ensure that during project construction a stabilization fill prism shall be established for this cut slope as depicted in the January 7, 2013 Grading Plan Review by Ginter &amp; Associates, Inc. Additionally, the County of Riverside shall ensure that during construction, conditions will be observed by a qualified individual and additional recommendations will be provided, as appropriate.</p>	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		
<p><b>MM GEO-1d:</b> Recommendations contained within the November 24, 2014 Ginter &amp; Associates Grading Plan (contained in Appendix E of this RDEIR) shall be implemented in the design of the project to the satisfaction of the County, prior to issuance of grading and/or building permits.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of grading permits	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>MM GEO-1e:</b> To mitigate for hydroconsolidation, prior to issuance of a construction permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet in depth and replacement with compacted engineered fill to the design grades.	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		
<b>MM GEO-2a:</b> As stated in the January 7, 2013 report by Ginter & Associates (RDEIR Appendix E), after the completion of on-site grading, and prior to the issuance of a final certificate of occupancy for the project, the owner shall ensure that the manufactured slopes on-site shall be planted with drought-resistant plants to help mitigate surficial erosion.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits, and prior to the issuance of a final certificate of occupancy for the project	Riverside County		
Implementation of Mitigation Measure GEO-1b, and the following: <b>MM GEO-2b:</b> Prior to the issuance of grading permits, all grading procedures shall comply with County Grading Standards, including requirements for erosion control during rainy months. This measure shall be implemented to the satisfaction of the County of Riverside Planning Department Director.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits	Riverside County		
<b>MM GEO-3:</b> As recommended in the January 7, 2013 report by Ginter & Associates, Inc., after completion of project construction (or sooner, regarding item “a.” below) and during project operation, the owner of the proposed project shall do the following: a. Plant landscape planting materials that consist of appropriate drought resistant vegetation as recommended by the Landscape Architect and in compliance with Riverside County Ordinance No. 859. Landscaping should be completed as soon as possible and properly maintained. b. Conduct proper irrigation and maintenance and repair of installed irrigation systems to minimize ground saturation. Leaks should be repaired immediately. Sprinklers should be	Notes on construction plans; submittal of documentation; site inspection	After completion of project construction (or sooner, regarding item “a.” below) and during project operation	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>adjusted to provide maximum coverage with a minimum of water usage and overlap. Overwatering with consequent excessive runoff and ground saturation must be avoided.</p> <p>c. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions.</p> <p>d. Maintain and clean all drainage devices that have been installed.</p>					
<b>3.7 Greenhouse Gas Emissions</b>					
<p>Implement Mitigation Measures AQ-1g and AQ-1h, which serve to reduce mobile source emissions, and the following:</p> <p><b>MM GHG-1:</b> Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the project features described in Table 3.7-4 above that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of building permits	Riverside County		
<b>3.9 Hydrology and Water Quality</b>					
<p><b>MM HYD-1:</b> Prior to the issuance of grading permits for any portion or phase of the project, the developer shall prepare and submit a WQMP and a SWPPP to the County for review and approval. The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency</p>	Approval of WQMP and a SWPPP; notes on construction plans	Prior to the issuance of grading permits for any portion or phase of the project	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> <li>• Soil stabilization practices</li> <li>• Dewatering practices (if necessary)</li> <li>• Sediment and runoff control practices</li> <li>• Monitoring protocols</li> <li>• Waste management and disposal control practices</li> </ul> <p>Once approved by the County, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP.</p> <p>The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements:</p> <ul style="list-style-type: none"> <li>• Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas.</li> <li>• No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30–March 30).</li> <li>• Sediment shall be retained on-site by one or more basins, traps, or other appropriate improvements. Of critical</li> </ul>					

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>importance is the protection of existing catch basins that eventually drain to the Santa Ana River.</p> <ul style="list-style-type: none"> <li>• The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>• BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.</li> <li>• Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance.</li> </ul>					
<b>3.12 Noise</b>					
<p><b>MM NOI-1:</b> All project loading bays shall be equipped with sealed gasket bay doors. The project applicant shall ensure that these sealed gasket bay doors are used for all nighttime loading/unloading operations. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 dBA <math>L_{eq}</math>, as measured at the nearest receptor within the City of Calimesa, thus meeting the City’s nighttime operational noise standard of 52.5 dBA <math>L_{eq}</math>. In addition, this measure would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 41 dBA <math>L_{eq}</math>, as measured at the nearest receptor within the County of Riverside, thus meeting the County of Riverside’s nighttime operational noise standard of 45 dBA <math>L_{eq}</math>.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of occupancy permits	Riverside County		



**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>MM NOI-4a:</b> During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. This would result in an estimated 5 dBA reduction (perceived as half as loud) in equipment operational noise levels compared to operations without such devices.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<b>MM NOI-4b:</b> Whenever feasible, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. This would result in an estimated 5 dBA reduction (perceived as half as loud) in operational noise levels compared to operations with noise emitted toward a receptor.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<b>MM NOI-4c:</b> The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<b>MM NOI-4d:</b> All on-site producing construction activities (including haul truck deliveries) shall be restricted to the hours from 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays, on holidays, and on the Monday following each holiday that falls on a Sunday. To the extent feasible, haul routes should not pass sensitive land uses or residential dwellings.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		

**Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM NOI-4e:</b> For the duration of construction activities, the construction manager shall serve as the disturbance coordinator, should noise levels become disruptive to local residents. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The construction manager shall conspicuously post a telephone number for the disturbance coordinator at all entrances to the construction site.</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<p><b>3.16 Transportation and Traffic</b></p>					
<p><b>MM TRAN-1a</b></p> <p>(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project’s fair share toward the construction of such improvements. The traffic impact report determined the project’s contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.</p> <p>(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit</p>	Approval of fair share contribution program; and receipt of fees	Prior to the issuance of building permits, and provided that a fair share contribution program has been established for such improvements	Riverside County		

**Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy permits:</p> <ul style="list-style-type: none"> <li>(i) install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard,</li> <li>(ii) restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge. The limit line striping for the westbound left turn pocket shall be adjusted to ensure adequate space for southbound left turn movements by large trucks.</li> <li>(iii) add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and</li> <li>(iv) add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.</li> </ul> <p>The project applicant shall endeavor to secure, at the applicant’s expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.</p>					

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRAN-1b</b></p> <p>(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project’s fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project’s contribution to the impact is 11.7 percent. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.</p> <p>(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits:</p> <ul style="list-style-type: none"> <li>(i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and</li> <li>(ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.</li> </ul> <p>The project applicant shall endeavor to secure, at the applicant’s expense, sufficient title or interest in the land. The project</p>	<p>Receipt of fees</p>	<p>Prior to the issuance of building permits, and provided that a fair share contribution program has been established for such improvements</p>	<p>Riverside County</p>		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.</p>					
<p><b>MM TRAN-1c:</b> Prior to the issuance of occupancy permits, the project applicant shall participate in the County’s DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.</p> <p><b>I-10 Eastbound Ramps/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>• Install a traffic signal.</li> <li>• Construct a westbound left turn lane.</li> <li>• Construct a southbound right turn lane.</li> <li>• Modify the intersection to provide free flow movement for the southbound right turn lane.</li> <li>• Construct a second eastbound through lane.</li> <li>• Construct an eastbound right turn lane.</li> <li>• Construct a second westbound through lane.</li> </ul> <p><b>I-10 Westbound Ramps/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>• Install a traffic signal.</li> <li>• Construct an eastbound left turn lane.</li> <li>• Construct a westbound right turn lane.</li> <li>• Construct a northbound left turn lane.</li> <li>• Construct a second eastbound left turn lane.</li> <li>• Construct a second eastbound through turn lane.</li> </ul>	Receipt of fees	Prior to issuance of occupancy permits	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>Construct a second westbound through lane.</li> <li>Construct a westbound right turn lane.</li> </ul> <p><b>Calimesa Boulevard/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct an eastbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> <li>Construct a southbound right turn lane.</li> <li>Construct a westbound right turn lane.</li> <li>Construct a second westbound through lane.</li> <li>Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane.</li> </ul> <p><b>Street 2/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct a westbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> <li>Construct a second westbound through lane.</li> <li>Construct a southbound left turn lane.</li> <li>Construct a southbound right turn lane.</li> <li>Construct a northbound left turn lane.</li> <li>Construct a northbound through lane.</li> </ul> <p><b>Union Street/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct a northbound left turn lane.</li> <li>Construct a southbound left turn lane.</li> <li>Construct an eastbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> <li>Construct a westbound left turn lane.</li> <li>Construct a second westbound through lane.</li> </ul> <p><b>Nancy Street/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> </ul>					

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>Construct an eastbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> <li>Construct a westbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> </ul> <p><b>Beaumont Avenue/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Construct a second eastbound through lane.</li> <li>Construct a second westbound through lane.</li> <li>Modify traffic signal in order to provide overlap phasing for the EB right turn lane.</li> </ul> <p><b>Future Beckwith Avenue/Cherry Valley Boulevard</b></p> <ul style="list-style-type: none"> <li>Install a traffic signal.</li> <li>Construct a southbound left turn lane.</li> <li>Construct an eastbound left turn lane.</li> <li>Construct a second eastbound through lane.</li> <li>Construct a second westbound through lane.</li> <li>Construct a westbound right turn lane.</li> </ul> <p>The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.</p>					
<p>In conjunction with adjacent project development activity or as needed for project access purposes, the project applicant shall ensure that the following site access driveway improvements are constructed prior to the issuance of a certificate of occupancy for the project:</p> <p><b>MM TRAN-4a:</b> Driveway 1 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:</p> <ul style="list-style-type: none"> <li>Northbound Approach: not applicable.</li> <li>Southbound Approach: One right turn lane.</li> <li>Eastbound Approach: One through lane.</li> <li>Westbound Approach: One shared through-right turn lane.</li> </ul>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		

**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRAN-4b:</b> Street 2 at Cherry Valley Boulevard—Install a traffic signal and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: not applicable.</li> <li>• Southbound Approach: One left turn lane and one right turn lane.</li> <li>• Eastbound Approach: One left turn lane with a minimum of 250 feet of storage and one through lane.</li> <li>• Westbound Approach: One shared through-right turn lane.</li> </ul>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p><b>MM TRAN-4c:</b> Driveway 3 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: not applicable.</li> <li>• Southbound Approach: One right turn lane.</li> <li>• Eastbound Approach: One through lane.</li> <li>• Westbound Approach: One shared through-right turn lane.</li> </ul>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p><b>MM TRAN-4d:</b> On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.</p>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p><b>MM TRAN-4e:</b> Sight distance at each project access driveway shall be reviewed with respect to Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County and Caltrans		
<p><b>MM TRAN-5:</b> Prior to issuance of any grading permits, the developer shall provide a detailed construction traffic control plan to the County of Riverside for approval. A construction traffic control plan shall be prepared for all aspects of project construction, including physical improvements on the site itself, as well as any off-site traffic improvements required to be completed directly by the project applicant. The</p>	Submittal of construction traffic control plan; site inspection	Prior to issuance of grading permits	Riverside County		



**Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>construction traffic control plan shall describe in detail the location of equipment staging areas, stockpiling/storage areas, construction worker and equipment parking areas, timing of construction trips, roadways that would be potentially affected, safe detours around the project and/or roadway construction site, as well as provide temporary traffic control (e.g., flag person) and appropriate signage during construction-related truck hauling activities. The traffic control plan shall ensure adequate and uninterrupted access to all nearby residences throughout the construction period. The purpose of these measures is to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts, and ensure the safe and even flow of traffic during construction, consistent with County standards and requirements.</p>					
<p><b>5.0 Energy Conservation</b></p>					
<p><u>MM ENER-1: Infrastructure for Electric Trucks/Transportation Refrigeration Units. The building shall be constructed with electrical conduits located at loading docks, and other suitable location(s), to facilitate installation of electrical wiring and charging stations or plugs, in anticipation of future technology that allows trucks to operate partially on electricity.</u></p>	<p><u>Submittal of documentation; site inspection</u></p>	<p><u>Prior to issuance of a certificate of occupancy</u></p>	<p><u>Riverside County</u></p>		

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