

Mitigation Monitoring and Reporting Program

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with Project development. The Project's Draft EIR (DEIR) includes mitigation measures to reduce the potential environmental effects of the Project. CEQA also requires reporting on, and monitoring of, mitigation measures adopted as part of the environmental review process (Public Resources Code 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is designed to aid the City in its implementation and monitoring of measures adopted for the Project.

Pursuant to State CEQA Guidelines Section 15097, a written MMRP has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of Project oversight provided by the "Responsible Party" listed in the following table. "Reporting" refers to written compliance review that will be presented to the decision-making body or authorized staff person identified in the table below. A report can be required at various stages throughout the Project implementation or upon completion of the mitigation measure. For each mitigation measure contained in the EIR, specifications are made herein that identify the action required and the monitoring that must occur.

The mitigation measures contain several acronyms that are defined in the DEIR but may not be defined in the following mitigation monitoring table. As used in the mitigation measures and consistent with the DEIR, these acronyms are defined as follows:

CFR	Code of Federal Regulations
MLD	Most Likely Descendent
NAHC	Native American Heritage Commission
PRC	Public Resources Code
RTA	Riverside Transit Authority
SVP	Society of Vertebrate Paleontology
TDM	Transportation Demand Management
VMT	Vehicle Miles Traveled

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Biological Resources						
MM BIO-1						
<p>To avoid and/or minimize potential impacts to migratory birds and raptors, landscape vegetation removal will take place outside of the bird nesting season of February 1 through August 31. If vegetation removal must take place during nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist (i.e., a biologist experienced with performing nesting bird presence/absence surveys and experienced with identifying signs of active nesting) within three (3) days prior to vegetation removal activities to ensure no active nests are present. If active nests are present, a protective avoidance buffer (a no work zone buffer around the tree containing the active nest as identified by the qualified biologist) will be established until the young have fledged or the nest is determined to be inactive by the qualified biologist. The design of the avoidance buffer shall be reviewed and approved by a qualified biologist in conjunction with the City. The size of the protective buffer will be determined by the qualified biologist</p>	<p>Submittal of Pre-construction Clearance Survey report to the City by Qualified Biologist.</p>	<p>Prior to the issuance of grading permits for construction that would start any time between February 1st and August 31st.</p>	<p>Community & Economic Development Department, Planning Division</p> <p>Project Applicant</p> <p>Qualified Biologist</p>			



depending on the nesting species. Vegetation removal may resume once nesting activity is complete.						
Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Cultural Resources						
MM CUL-1						
Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.	Provide copy of consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation Halt any work in the event of inadvertent discoveries of archeological resources.	Prior to issuance of grading permits.	Community & Economic Development Department, Planning Division and Historic Preservation Officer Project Developer/ Applicant Consulting Tribe(s)			



MM CUL-2						
<p>Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1) The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <p>a) Project grading and development scheduling;</p> <p>b) The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the</p>	<p>Provide evidence to the City that a qualified Archeological Monitor has been retained.</p> <p>Submit the approved Archaeological Monitoring Plan.</p> <p>Submit report that documents the finding and disposition of any Native American cultural resources</p>	<p>At least thirty (30) days prior to issuance of grading permits and before any ground disturbing activities.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Historic Preservation Officer</p> <p>Consulting Tribe(s)/ Native American Monitors</p>			



<p>site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</p> <p>c) The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d) Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>e) The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.</p>						
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MM CUL-3					
<p>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, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1) Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2) 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; and 3) 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 	<p>Provide the City evidence that consulting tribes have been notified within 24 hours of discovery</p> <p>Submittal of report that documents the finding and disposition of any Native American Cultural Resources to the City</p> <p>If resources are found and curated, provide a copy of the curation agreement to the City</p> <p>Submittal of a Phase IV Monitoring Report to City</p>	<p>During construction activities</p>	<p>Community & Economic Development Department - Planning Division and</p> <p>Historic Preservation Officer</p> <p>Consulting Tribe(s)</p> <p>Construction Contractor</p> <p>Landowner</p>		



<p>impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:</p> <p>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;</p> <p>b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will 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 within Riverside County, to be accompanied by</p>						
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<p>payment of the fees necessary for permanent curation;</p> <p>c) If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and</p> <p>d) At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of 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</p>						
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<p>during the required pre-grade meeting; and, in a confidential appendix include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the city of Riverside, Eastern Information Center, and interested tribes.</p>						
MM CUL-4						
<p>Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p> <p>A Standard Condition of Approval will include the following - Consistent with State Law:</p>	<p>Provide City with sign-in sheet from Cultural Sensitivity Training for all construction personnel and included in the finalized Cultural Resource Monitoring Report.</p>	<p>Prior to start of grading</p>	<p>Community & Economic Development Department - Planning Division and Historic Preservation Officer Project Developer/Applicant Qualified Archaeologist Consulting Tribe(s)</p>			



<p>Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48</p>						
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<p>hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.</p> <p>No photographs are to be taken except by the coroner, with written approval by the consulting Tribe(s).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply, and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>						
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Mission Grove Apartments Project FEIR

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Geological Resources						
MM GEO-1						
If one or more fossils are discovered during construction, all ground disturbing activities within 50 feet of the area of the find shall be ceased and the applicant shall retain a paleontologist who meets the Society of Vertebrate Paleontology (SVP) qualifications standards for the Project Paleontologist to oversee the documentation of the extent and potential significance of the finds as well as recovery efforts. Ground-disturbing activities may resume in the area of the finds at the discretion of the Project Paleontologist. If the fossils are significant per the SVP's 2010 criteria, then paleontological monitoring shall be conducted on an as-needed basis for further ground-disturbing activities in the Project area.	Submit report prepared by qualified paleontologist to the City	During construction activities	Community & Economic Development Department - Planning Division Project Contractor Qualified Paleontologist			
Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Noise						
MM Noise-1						
The use and proper maintenance of noise-reducing devices on construction equipment will minimize construction-related noise.	Approval of grading plan. Plans must be in compliance with the required	During construction activities	Public Works Department			



	specifications of the mitigation measure.		Community & Economic Development Department - Planning Division Project Contractor			
MM Noise-2						
Construction activities will take place only during those days and hours specified in the City Noise Ordinance to reduce noise impacts during more sensitive time periods.	Approval of grading plan. Plans must be in compliance with the required specifications of the mitigation measure.	During construction activities.	Public Works Department Community & Economic Development Department - Planning Division Project Contractor			
MM Noise-3						
A program to inform prospective purchasers of dwelling units within the Specific Plan area of high aircraft noise levels shall be submitted by the developer for City review and approval prior to issuance of any residential building permits. This program shall include a letter to be provided to the purchaser prior to the completion of the sale.	Submit a notification letter expressing the dwelling unit is within an area of high aircraft noise levels To City for review and approval. Provide to purchaser and City prior to completion of sale.	Prior to the issuance of any residential building permits – Letter Notification to City for review/approval. Prior to completion of sale – Letter Notification to purchaser.	Community & Economic Development Department – Building & Safety Division Project Developer/ Applicant			



MM Noise-4						
Appropriate navigation and noise easements for all residentially developed property shall be prepared for City and U.S. Air Force review and approval and recorded prior to the approval of implementing land division proposals or issuance of any individual building permits if no land division is proposed.	Submit noise easement to the City and the U.S. Airforce.	Prior to the approval of implementing land division proposals or issuance of any individual building permits if no land division is proposed.	Community & Economic Development Department - Planning Division U. S. Air Force			
Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Transportation						
MM TRANS-1						
The Project shall provide pedestrian improvements, including the creation of sidewalks, to connect the residential development to the retail land uses in the surroundings. These pedestrian improvements shall also connect to the existing sidewalk infrastructure.	Inspection of completed pedestrian sidewalk connections linking the site to existing sidewalk network.	Prior to issuance of Certificate of Occupancy.	Public Works Department – Traffic Division			
MM TRANS-2						
The Project shall provide a total of 41 electric charging stations.	Inspection of the development plans.	Prior to issuance of Certificate of Occupancy.	Public Works Department – Traffic Division			
MM TRANS-3						
The proposed Project includes different types of apartments – studios, 1 bedroom, 1 bedroom plus	The leasing agency/ management company shall	Year-round	Public Works Department – Traffic Division			



<p>Den, 2 bedroom, and 3 bedroom apartments. The Project shall provide 1 parking stall for each apartment at no cost and charge tenants a monthly fee of \$75 for studio and 1 bedroom apartments for an extra parking space.</p>	<p>maintain a Log Book of all extra parking spaces and fees issued. The Log Book shall be kept on site at all times and made available upon request to City Staff.</p>					
<p>MM TRANS-4</p>						
<p>To encourage the use of public transit and reduce the VMT per capita of the project, the proposed Project shall implement a subsidized transit pass program. The Project Applicant shall establish an account and deposit the amount of \$136,000, annually for a period of at least 10 years to be administered by the apartment property owner through the leasing office/property management to provide free or reduced cost transit passes to Project residents. The program shall provide up to \$60 for an RTA monthly bus pass or up to \$100 for a Metrolink monthly pass to residents who request transit reimbursement from the leasing office/property management on a first-come, first-served basis, until the available funds are depleted for that year. Residents who participate in the subsidized transit pass program</p>	<p>The project owner/ manager shall provide evidence of said deposit into account annually. .</p> <p>The leasing agency/ management company shall maintain a Log Book of all issued transit reimbursements. The Log Book shall be kept on site at all times and made available upon request to City Staff.</p> <p>The leasing agency/ management company shall draft an annual report of to include the evidence of deposit, the log of transit reimbursement, and</p>	<p>Year-round</p>	<p>Public Works Department – Traffic Division</p> <p>Project applicant/owner</p> <p>Leasing agency/ management company</p>			



<p>would also be eligible to receive reimbursement for use of a ride sharing service (i.e., Uber or Lyft) for an emergency ride home.</p> <p>The leasing office/property management shall provide an annual report of the transit pass program that includes the number of reimbursement requests, the amount disbursed to residents, and the remaining amount in the transit pass account at the end of each year. Any funds remaining in the account at the end of the year would roll over into the next years account and funds available for the program. If the program experiences low participation (more than 25% of the funds each year are not utilized and remain in the account), the City shall have the discretion to implement another measure intended to reduce vehicle miles traveled by project residents. Such measures could include, but are not limited to, offsite or onsite pedestrian, bicycle, or transit improvements, funding toward a bikeshare station on or near the site, implementation of further traffic calming measures, or other feasible and implementable TDMs.</p>	<p>the amount, if any, of funds not utilized at the end of the year and provide a copy to the City.</p>					
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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Tribal Cultural Resources						
MM CUL-1						
Same as above.						
MM CUL-2						
Same as above.						
MM CUL-3						
Same as above.						
MM CUL-4						
Same as above.						

