Terms and Definitions:

1. **Property Owner/Developer –** Owner or developer of Iron Lofts Mixed-Use Residential Development.

2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the City Council. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.

3. **Implementation Timing –** This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.

4. **Responsibility Monitoring Party –** Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.

5. **Ongoing Mitigation Measures –** The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.

6. **Building Permit –** For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
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 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.	Prior to grading permit issuance	City of Riverside Community & Economic Development Department (Planning Division)	Verify through review of revised plans and consultation documentation, if applicable.
Cultural Resources	MM-CUL-2: Archaeological 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. 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: a. Project grading and development scheduling; 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 site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect	At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place	City of Riverside Community & Economic Development Department (Planning Division)	Verify through approval of monitoring plan and monitoring agreements prior to grading permit.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	grading activities in coordination with all project archaeologists; c. The protocols and stipulations that the Applicant, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; d. Treatment and final disposition of any cultural resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.			
Cultural Resources	MM-CUL-3: 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: 1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. 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 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: 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	Within 24 hours of discovery (notification); within 60 days of completion of grading (Phase IV Monitoring Report)	City of Riverside Community & Economic Development Department (Planning Division)	Verify through receipt of notification evidence and Phase IV Monitoring Report.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; 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 payment of the fees necessary for permanent curation; 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 Museum of Riverside by default; and 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 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 consulting tribes			
Cultural Resources	MM-CUL-4: 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	Pre-grading meeting (prior to ground disturbance in sensitive areas)	City of Riverside Community & Economic Development Department (Planning Division)	Verify through training sign-in sheet included in Phase IV Monitoring Report.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	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.			
Geology and Soils	MM-GEO-1: Prior issuance of a building permit, undocumented fill and compressible soils shall be removed and replaced with engineered fill compacted to geotechnical specifications.	Prior issuance of a building permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through plan check / geotechnical compliance documentation.
Geology and Soils	MM-GEO-2: Prior to issuance of a grading permit, the Applicant shall demonstrate that a qualified geotechnical engineer will be on site to observe and test all grading, subgrade preparation, and fill placement to verify compliance with compaction and moisture standards.	Prior to issuance of a grading permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through grading plan review / geotechnical commitment.
Geology and Soils	MM-GEO-3: Prior to issuance of a grading permit, the plans shall demonstrate that stormwater infiltration systems shall be located a minimum of 30 feet from building foundations and 10 feet from drilled pier foundations to reduce the risk of settlement.	Prior to issuance of a grading permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through grading plan review.
Geology and Soils	MM-GEO-4: Prior to issuance of a grading permit, the plans shall demonstrate that landscaping adjacent to buildings shall be designed to minimize irrigation and infiltration. Where irrigation is necessary, impermeable liners shall be installed beneath planting areas within 10 feet of structures.	Prior to issuance of a grading permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through grading/landscape plan review.
Geology and Soils	MM-GEO-5: Prior to issuance of a grading permit, the Applicant shall provide documentation of training completion of a Paleontological Worker Environmental Awareness Program (WEAP). This training, administered by a qualified paleontologist, will educate construction personnel on the types of paleontological resources that may be encountered.	Prior to issuance of a grading permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through receipt of WEAP documentation.
Geology and Soils	MM-GEO-6: Prior to issuance of a grading permit, the Applicant shall retain a qualified paleontologist to monitor all excavation activities that extend deeper than four feet into native sediments. The paleontologist shall have the authority to temporarily halt or redirect construction if paleontological resources are encountered.	Prior to issuance of a grading permit	City of Riverside Community & Economic Development Department (Planning Division)	Verify through retention documentation and monitoring plan.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Geology and Soils	MM-GEO-7: Ongoing during grading, if paleontological resources are exposed during excavation, ground-disturbing activities in the vicinity within a 25-foot radius shall be redirected. A qualified paleontological resources specialist shall evaluate the find. If deemed significant, appropriate measures such as avoidance, recovery, evaluation, and curation shall be implemented in accordance with the standards of the City of Riverside and the Society of Vertebrate Paleontology.	Ongoing during grading	City of Riverside Community & Economic Development Department (Planning Division)	Verify through monitoring documentation / standard City procedures.
Noise	MM NOI-1: To ensure interior noise levels in habitable rooms comply with applicable standards, the Project Applicant shall incorporate exterior building-envelope sound insulation into final building plans. Specifically, windows and exterior glazed doors serving dwelling units shall be constructed to achieve, at a minimum, the Sound Transmission Class (STC) ratings identified in Table NOI-1 (below) for the corresponding building façades/locations shown by the representative receptor points on the project's transportation noise contour figure (Noise Impact Analysis - Figure 6). Where no enhanced STC rating is specified for a given façade/location, standard windows and glazed doors that meet California Building Code requirements shall be sufficient. Prior to issuance of building permits, the Applicant shall demonstrate plan compliance by including window/door schedule notes (or acoustical cut sheets) showing the specified STC ratings for each applicable façade and floor level.	Prior to issuance of building permits	City of Riverside Community & Economic Development Department (Planning Division)	Verify through building plan check and window/door schedule notes.
Noise	MM NOI-2: Prior to issuance of grading permits, the applicant shall include a note on grading and construction plans prohibiting the use of vibratory rollers, large bulldozers, or pile drivers within 26 feet of residential structures surrounding the Project Site. The City of Riverside shall verify compliance through review of grading plans and specifications prior to permit issuance.	Prior to issuance of grading permits	City of Riverside Community & Economic Development Department (Planning Division)	Verify through review of grading plans and specifications prior to permit issuance.

Table NOI-1. Required STC Ratings by Building Location (Representative Receptors)

Representative receptor locations correspond to the building/façade locations shown on Figure 6 (Transportation Noise Levels) and Table 13 (Required STC for Windows and Glass Doors) and Figure 6 (Receptor Locations).

Representative receptor (building location per Figure 6)	Floor level	Exterior Noise Level	Required minimum STC (windows & exterior glazed doors)
Receptor 1	1	73	31
	2	74	32
	3	74	32
	4	75	33
Receptor 2	1	67	25
	2	69	27
Receptor 3	1	79	37
	2	79	37
	3	80	38
	4	81	39
Receptor 4	1	78	36
	2	79	37
	3	80	38
	4	80	38
Receptor 5	1	78	36
Receptor 6	1	78	36
	2	79	37
	3	79	37
	4	80	38
Receptor 7	1	74	32
	2	74	32
	3	75	33
	4	76	34
Receptor 8	1	56	14
	2	56	14
	3	56	14
	4	57	15
Receptor 9	1	68	26
	2	69	27
	3	71	29
	4	74	32

STC Requirements by Floor and Receptor (Windows & Glazed Doors)									
Floor	R1	R2	R3	R4	R5	R6	R7	R8	R9
1	31	25	37	36	36	36	32	14	26
2	32	27	37	37	—	37	32	14	27
3	32	—	38	38	—	37	33	14	29
4	33	—	39	38	—	38	34	15	32