APPENDIX C

MITIGATION MONITORING PROGRAM

INITIAL STUDY NUMBER: RDA/CEQA-2007-15

Attachment "A"

MITIGATION MONITORING PROGRAM
for the

PROPOSED BIG LEAGUE DREAMS HERITAGE SPORTS PARK PROJECT
[Initial Study Number: RDA/CEQA-2007-15]

I. Aesthetics:

a. *Prior to the issuance of a building permit*, the architect shall certify that all lighting designed at the sports park is high-quality directional lighting which will have minimal impact on the surrounding properties and complies with County of Riverside Ordinance No. 655, Regulating Light Pollution.

[executed certification letter received from engineer/architect]

Redevelopment Agency:

Signature: _____ Date: 11/18/07

Organization: EDA Title: Development Specialist III

III. Air Quality:

a. *Prior to the issuance of any grading and/or building permit*, whichever comes first, the contractor shall certify that an on-site employee has been assigned responsibility to ensure that the following mobile source mitigation measures will be fully implemented during the grading and site preparation phase and construction phase (if necessary) of the project: 1) Water will be used to dampen any airborne dust and particulate matter resulting from grading and related construction activities that take place on the project site, including any unpaved shoulder areas on Trumble Road, Mapes Road and Sherman Road; 2) All grading activities shall stop when wind speeds reach 25 miles-per-hour; 3) No idling of diesel operated machinery and/or construction equipment, including trucks delivering construction materials, shall be allowed on-site other than what is necessary for the immediate operation of such machinery and equipment; and 4) Effected areas of Trumble Road, Mapes Road and Sherman Road shall be either washed or swept regularly to remove particulate matter from dirt, dust and/or mud ("track out").

[executed certification letter or air quality monitoring plan received from and signed be engineer/architect, developer's contractor or developer]

Redevelopment Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

b. *Prior to the issuance of a building permit*, a licensed engineer/architect of record for the project shall certify in a letter that, as designed, the project has been designed to comply with *Title 24* energy standards of the *California Administrative Code*.

The aforementioned engineer/architect shall also certify that the project has been designed to implement the following energy saving hydrocarbon reduction measures:

1) All appliances installed in the facilities shall contain the highest "Energy Star" rating as practicable to reduce the amount of energy required for operation.
2) All paper products, plastic containers, glass and aluminum products sold or distributed at the facility shall be recycled.
3) The heating and air conditioning system installed in the facilities shall meet or exceed the most current Title 24 standards applicable.
4) All lighting fixtures used in the facilities and shall be designed to use florescent (CFL) bulbs.
5) All lavatory faucets, toilets and urinals shall be low-flow and water saving fixtures.
6) All on-site outdoor lighting used on the project site shall have the highest energy-efficiency rating that is practicable and, to the extent possible, shall be designed to prevent the diffusion of light on any adjacent properties.
7) Given the fact that the proposed project is a sports park, the final landscaping plan shall include the planting of as many trees as is practical and possible.

[executed certification letter received from engineer/architect]

Redevelopment Agency:

Signature: _____ Date: 11/18/09

Organization: EDA Title: DEVELOPMENT SPECIALIST III

IV. Biological Resources:

a. *If grading or construction relating to the proposed project occurs between March 1 and June 30*, a nesting bird survey shall be conducted by a biologist, qualified to conduct such surveys and the following measures shall be implemented:
   (1) Active bird nests, which include eggs and chicks (should they be found on-site): should be mapped using a hand-held global positioning system.
   (2) Active bird nests, which include eggs and chicks (should they be found on-site): a 300' buffer shall be demarcated with flags around the nest of any burrowing owl; a 500' buffer will be demarcated with flags around any raptor nest.
   (3) Active bird nests, which include eggs and chicks (should they be found on-site): construction shall be avoided within the demarcated buffer areas.
   (4) Active bird nests, which include eggs and chicks (should they be found on-site): maintenance and refueling of construction equipment shall be limited to areas specified as appropriate by the project biologist.
   (5) Storage of Potentially Hazardous Materials: including but not limited to fuel, paint, stains, pesticides, herbicides, solvents, and oils will not be permitted within 50' of any habitat area to be retained by the project; during construction, disposal of such material will occur in a controlled area that is physically separated from potential storm water runoff.

[consulting biologist hired]

Redevelopment Agency:

Consulting Firm: Riverside County Env. Programs Division Date Hired: 9/30/09

Estimated Completion Date: MARCH 1, 2010

[biological survey report received]

Redevelopment Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

[mitigation measures to be incorporated into grading and development phase of the project (only if necessary)]

Mitigation Measures: _____

_____

_____

_____

V. **Cultural Resources:**

a. *Prior to any grading or excavation on the site*, the contractor shall be notified by the Redevelopment Agency that the site is listed as having a high potential for paleontological resources as per the *Riverside County General Plan*.
Any paleontological resources uncovered and/or discovered during the course of grading and/or excavation shall require that work stop and that the subject resources be examined and addressed by a certified paleontologist or other qualified professional approved by the Agency.

[contractor informed of stop work order relating to paleontology]

Contractor:

Signature: _____ Date: _____

Organization: _____ Title: _____

[mitigation measures to address discovery of paleontological resources (only if necessary)]

Mitigation Measures: _____

_____

_____

VI. **Geology and Soils:**

a. *Prior to the issuance of any grading or building permit*, a preliminary geotechnical/soils report completed for this project shall be submitted to the City of Perris Engineering Geologist and Department of Facilities management for review and approval. All grading/construction measures approved by the City of Perris Engineering Geologist shall be incorporated into the final design of the project.

[geotechnical/soils consultant hired by the Redevelopment Agency]

Redevelopment Agency:

Consulting Firm: CONVERSE CONSULTANTS Date Hired: _____

Estimated Completion Date: COMPLETED OCTOBER 30, 2008

[geotechnical/soils report transmitted to the City of Perris Engineering Geologist and Department of Facilities Management]

Transmittal Dates: CITY OF PERRIS WILL NOT BE REVIEWING PER ATTACHED LETTER

Redevelopment Agency:

Signature: _____ Date: 11/17/09

Organization: _____ Title: DEVELOPMENT SPECIALIST III

[Engineering Geologist approval letter outlining final mitigation measures received]

Copy of approval letter received: Date NA

Redevelopment Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

[design certification letter from engineer/architect of record regarding approved design mitigation measures]

Copy of certification letter received: Date NA

Redevelopment Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

VII. Hazards and Hazardous Materials:

a. *Prior to any grading or excavation on the site*, the contractor shall be notified by the Redevelopment Agency that the site has no evidence of recognized environmental conditions, however there is a chance that discolored/stained soils and debris may be discovered during earthwork, per the *Phase I ESA*.
Any discolored/stained soils or debris discovered during the course of grading and/or excavation shall require that work stop and that the subject soil be examined and addressed by a EEI Geotechnical & Environmental Solutions or other qualified professional approved by the Agency.

[contractor informed of stop work order relating to stained soil or debris]

Contractor:

Signature: _____ Date: _____

Organization: _____ Title: _____

[mitigation measures to address discovery of paleontological resources (only if necessary)]

Mitigation Measures: _____

VIII. **Hydrology and Water Quality**

a. *Prior to the issuance of any grading or building permit, whichever comes first,* the civil engineer shall make accommodations for a storm water pond, if needed, in a location that allows for proper drainage of the facility. In addition, The Project will be designed to meet all current requirements for construction in a 100 year and 500-year flood zone and typical sheet-flow events.

1. Not in a Flood Zone
2. SWPPP and WQMP prepared

[civil engineer hired by the Redevelopment Agency]

Civil Engineer:

Signature: Date: 10/28/09

XI. **Noise:**

a. *Prior to the issuance of any grading or building permit, whichever comes first,* the contractor shall be provided copies of Ordinance 457.98 and shall agree to adhere to the standards outlined in Section G (regulating construction noise).

[verification of contractor's receipt of Ordinance 457.98, Section G]

Contractor:

Signature: _____ Date: _____

Organization: _____ Title: _____

XV. **Transportation/Traffic:**

a. *Prior to the issuance of any grading or building permit, whichever comes first,* the Agency shall plan for improvements as deemed appropriate by the Riverside County Transportation Department.

[meeting to discuss final transportation mitigation measures] (if necessary)

Agency: No MEETING NECESSARY

Signature: _____ Date: 4/12/09

Organization: _____ Title: _____

Meeting Date: _____

[final recommendations received from Transportation Department]

Agency: NA

Signature: _____ Date: _____

Organization: _____ Title: _____

[implementation schedule developed with timetable]

Measure: _____

Date of Implementation: _____

Measure: _____

Date of Implementation: _____

Measure: _____

Date of Implementation: _____

S:\RDACOM\DIS5\Romoland\Big League Dreams\Environmental\Initial Study Attachment A.doc