

Appendix A: Mitigation Monitoring and Reporting Plan

Measure Number	Mitigation Measure	Method of Verification of Completion	Timing of Verification	Responsible for Verification	Status/Date/Initials
AIR QUALITY MEASURES					
MM AQ-1	All sites shall comply with the SCAQMD Rule 403 requirements, regardless of location.	Direct observations; Data sheets to be included with compliance report; Review data sheets during site inspections; Contractor to include any written instruction to equipment operators or construction supervisors	Ongoing throughout construction activities	Riverside County Department of Facilities Management Director or designee	
MM AQ-2	During project construction, the developer shall require all contractors not to idle construction equipment onsite for more than five minutes.	Direct observations; Data sheets to be included with compliance report; Review data sheets during site inspections; Contractor to include any written instruction to equipment operators or construction supervisors	Ongoing throughout construction activities	Riverside County Department of Facilities Management Director or designee	
MM AQ-3	During project construction, the workers should carpool to the greatest extent practical. Workers shall be informed in writing of this requirement. At a minimum, the workers shall leave their vehicles at a central location near the site so that fugitive dust generated by travel on dirt roads is limited.	Direct observation; During site inspections, contractor to provide any written instruction to construction personnel	Ongoing throughout construction activities	Riverside County Department of Facilities Management Director or designee	
MM AQ-4	If the County wishes to develop additional sites in the future besides those assessed in this analysis, any additional full time generator sites shall be limited to one in the jurisdiction of the SCAQMD (South Coast Air Basin), three in the jurisdiction of the SCAQMD (Salton Sea Air Basin), and six in the jurisdiction of the MDAQMD.	Verification during plan check process for additional sites	During plan check process	Riverside County Department of Facilities Management Director or designee	
MM AQ-5	Any additional full time generators (besides the existing Santa Rosa Peak site) shall be propane fueled.	Verification during plan check process for additional sites	During plan check process	Riverside County Department of Facilities	

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				Management Director or designee	
BIOLOGICAL RESOURCES MEASURES					
MM BR-1a	If a proposed site is located within a USFWS-designated Critical Habitat area for a federally listed species, but is located outside of an established Habitat Conservation Plan (HCP), then appropriate FESA consultation with the USFWS must be undertaken prior to site development. If suitable habitat for the species is present on or adjacent to the project, then focused surveys shall be undertaken to determine presence or absence of the listed species. This survey requirement may be avoided if the listed species' occupancy of the site is preemptively assumed.	Notification by USFWS that appropriate consultation has been completed	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-1b	If a proposed site is located in an area of close proximity to suitable habitat for a species listed under the FESA or CESA as threatened or endangered, then pre-construction surveys of the area shall be performed by a qualified and/or USFWS permitted biologist to determine presence or absence of the species in the area. If it is determined that no listed species are present in the area, then development may commence without further impediment. If it is determined that a listed species is present in the area, then appropriate avoidance measures shall be implemented to avoid inadvertent take of the listed species. Avoidance measures may include, but may not be limited to; 1) Postponement of construction until the species has vacated the area; 2) The installation of exclusion fencing or other barriers to assure that the species	Receipt of appropriate surveys and results; verification of site clearance by a qualified biologist	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	

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	does not enter the construction area; or 3) other avoidance measures as recommended by the biologist.				
MM BR-1c	If any construction related to the proposed project, such as access roads, is anticipated to occur outside of the area surveyed for the June 3, 2008 Habitat Assessment Report, then additional habitat assessments shall be conducted by a qualified biologist prior to development to evaluate potential impacts. If these expanded surveys find that sensitive biological resources are present in the area to be impacted, then appropriate measures consistent with applicable laws and policies in effect at the time of the survey shall be undertaken to avoid or mitigate identified impacts. If the expanded surveys do not find sensitive biological resources in the area to be impacted, then development may then commence unimpeded within the parameters of applicable laws and policies governing such development.	Review of finalized site plans and verification that final site is within the area previously surveyed; if site is outside of area previously surveyed, then appropriate surveys, results, and recommendations as determined by a qualified biologist must be presented and complied with prior to construction	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-1d	If the amount of time between the date of the habitat assessment survey, indicated in Table 3 of the June 3, 2008 Habitat Assessment Report, and the commencement of construction exceeds 18 months, a qualified biologist must determine if potential changes in conditions on the site warrant the initiation of additional survey work. If the determination is made that additional survey work is required, then surveys must be conducted by a qualified biologist prior to site development. If subsequent surveys find that sensitive biological resources have taken up occupancy of the site and may be impacted by development, then appropriate measures consistent with applicable laws and	Review of finalized site plans and verification that construction will not begin after the expiration of survey; if construction is to commence after the expiration of the survey, then appropriate surveys, results, and recommendations as determined by a qualified biologist must be presented and complied with prior to construction	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	

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	policies in effect at the time of the survey shall be undertaken prior to site development to avoid or mitigate identified impacts. If conditions at the site have not changed considerably and sensitive biological resources are not found, then development may commence unimpeded.				
MM BR-2a	Prior to the commencement of construction at any site, coverage must be obtained under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit 99-08-DWQ) from the appropriate RWQCB with jurisdiction over the site. As part of the permit process, a SWPPP must be developed that meets the requirements of the applicable RWQCB and lists BMPs that will be implemented to protect and control storm water runoff from the site.	Verification of filing of Notice of Intent as required by the Construction General Permit 99-08-DWQ process; submittal of approved SWPPP	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-3a	If construction of a proposed site has the potential to impact nesting birds during avian nesting season as indicated in the "Potential to Impact Nesting Birds" column of Table 14 of the June 3, 2008 Habitat Assessment Report, then one of the following must occur: 1) Construction should occur outside of the avian nesting season (approximately February 1 through August 31); 2) If construction must occur during the nesting season, then a pre-construction nesting bird survey of the site shall be conducted by a qualified biologist no more than thirty days prior to construction activities. If active nests are found onsite, then they must be avoided by an appropriate buffer until any young birds have fledged and the nest has completed its cycle, as determined by a qualified biologist. If construction occurs outside of the avian nesting period, then construction may commence without further	Verification that construction will commence outside of prescribed nesting season; if construction must commence during nesting season, then the site must be surveyed by a qualified biologist, the results submitted, and any recommendations contained therein implemented prior to commencement of construction	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	

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	impediment.				
MM BR-3b	The use of towers utilizing permanent ground-anchored guy-wires should be avoided. If site constraints or other factors make the construction of a self-supporting tower infeasible and a guy-wire supported tower is identified as the only practical alternative, then each of the following measures must be implemented: 1) the number of guy-wires must be limited to the minimum number necessary to meet the engineering requirements of the structure; 2) guy-wires shall be equipped with appropriate daytime visual markers (e.g., bird diverter devices) to lessen the potential for collision by birds with the guy-wires; 3) The services of a qualified professional shall be retained to develop specific requirements for the types of diverters, the spacing of the devices upon the wires, and other criteria necessary to minimize impacts to avian species.	Verification of implementation during plan review; direct observation prior to issuance of certificate of operation for the site	Verification of implementation during plan review; direct observation prior to issuance of certificate of operation for the site	Riverside County Department of Facilities Management Director or designee	
MM BR-3c	If a communication tower is proposed and is for whatever reason required to install and maintain aircraft warning lights, then the minimum amount of lighting required by the FAA shall be used. Where permissible by the FAA, only white strobe lights shall be used at night. These lights shall be up-shielded to minimize disruption to local residents, and shall be the minimum number, with minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowed by the FAA. Unless specifically required by the FAA, the use of solid red or pulsating red warning lights shall be avoided at night.	Verification of implementation during plan review; direct observation prior to issuance of certificate of operation for the site. Ability to comply with this measure is subject to approval by the FAA	Verification of implementation during plan review; direct observation prior to issuance of certificate of operation for the site	Riverside County Department of Facilities Management Director or designee	
MM BR-3d	Security lighting or other nighttime lighting for on-	Verification of implementation	Verification of	Riverside	

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	ground facilities and equipment shall be down-shielded to keep light within the boundaries of the site and to minimize its potential attraction for birds.	during plan review; direct observation prior to issuance of certificate of operation for the site	implementation during plan review; direct observation prior to issuance of certificate of operation for the site	County Department of Facilities Management Director or designee	
MM BR-4a	If the installation of a communication tower facility has the potential to impact native desert plants protected under the California Desert Native Plants Act as identified in the “Potential to Impact CDNPA Listed Plants” column of Table 14 of the June 3, 2008 Habitat Assessment Report, then those plant specimens shall be avoided to the maximum extent feasible. If a listed plant cannot be avoided, then the appropriate removal permit must be obtained from the relevant official. Permits may be obtained from the Agricultural Commissioner or Sheriff of the relevant county.	Verification of implementation during plan review; submission of applicable permits as necessary	Verification of implementation during plan review and prior to start of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5a	A consistency analysis shall be prepared for all sites governed by the WRMSHCP. This analysis may be presented as a master document that incorporates analysis for all of the sites rather than separate documents for each site. Regardless of the manner in which the analysis is presented, the development of each site must be found consistent with the WRMSHCP by the RCA and payment of the mandatory mitigation fee must be submitted prior to the site’s development. Payment of the fee and a determination of consistency with the requirements of the WRMSHCP is intended to provide full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by	Receipt from RCA of verification of compliance with applicable WRMSHCP regulations	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	

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	the WRMSHCP.				
MM BR-5b	If a site is located within a Criteria Cell as defined in the WRMSHCP, then the County shall enter into a HANS process with the Riverside County Environmental Planning Department (EPD) or the appropriate WRMSHCP participant. Once the HANS application is deemed complete, a HANS Criteria Determination Letter shall be issued. The application and letter must then be reviewed and accepted by the Regional Conservation Authority prior to site development.	Receipt from RCA of verification of compliance with applicable WRMSHCP regulations	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5c	If a site is proposed to be located within an area that is governed by the WRMSHCP, and is also listed in the "Focused Surveys Required" column of Table 14 of the June 3, 2008 Habitat Assessment Report, then additional focused surveys must be conducted for those species according to established survey protocols. If the species is found to be present on the site, then the site shall be considered occupied suitable habitat, and, if it is not feasible to conserve at least 90 percent of the area, then the County must submit an analysis supporting a DBESP. The DBESP discussion shall list why avoidance is not possible, quantify unavoidable impacts, propose project design features and mitigation measures to reduce indirect effects, and demonstrate that the project would be biologically equivalent or superior to avoidance.	Receipt from RCA of verification of compliance with applicable WRMSHCP regulations	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5d	A consistency analysis shall be prepared for all sites governed by the CVMSHCP. This analysis may be presented as a master document that incorporates analysis for all of the sites rather than separate documents for each site. Regardless of the manner	Receipt from CVAG of verification of compliance with applicable CVMSHCP regulations	Prior to commencement of construction	Riverside County Department of Facilities Management	

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	in which the analysis is presented, the development of each site must be found consistent with the CVMSHCP by the CVAG and payment of the mandatory mitigation fee must be submitted prior to the site's development. Payment of the fee and a determination of consistency with the requirements of the CVMSHCP are intended to provide full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the CVMSHCP.			Director or designee	
MM BR-5e	If a site is proposed to be located within a conservation area as designated by the CVMSHCP, then the proposed development shall be reviewed under the appropriate review process in effect at the time of application. During the interim period prior to final MSHCP adoption, participants in this review are assumed to be the USFWS and the CDFG. Following the MSHCP's adoption, the reviewing authority is assumed to be the CVCC. Regardless of the reviewing authority or process in effect at the time of application, appropriate review must take place and the specific direction of the reviewing authorities implemented prior to site development.	Receipt from CVAG of verification of compliance with applicable CVMSHCP regulations	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5f	If any federal or State listed threatened or endangered species are listed as potentially occurring upon any site and those species are covered under either the WRMSHCP or CVMSHCP, then all feasible avoidance measures will be implemented to ensure no take of the species occurs.	Direct observation through onsite inspections during construction; Contractor to provide any written instruction to equipment operators or construction supervisors	Ongoing during construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5g	If a site is proposed to be located within a SKRHCP Fee Area, then the mandatory mitigation fee shall	Verification of fee payment and/or verification of compliance	Prior to commencement	Riverside County	

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	be paid. Payment of the fee is intended to provide full mitigation to Stephens' kangaroo rat under CEQA, NEPA, CESA, and FESA through the SKRHCP.	with applicable regulations	of construction	Department of Facilities Management Director or designee	
MM BR-5h	If a site is proposed to be located within an SKR Reserve Area, then focused surveys for Stephens' kangaroo rat shall be conducted to determine the occupancy status of the species on the site. If the species is determined to be present on the site, an area of suitable habitat, at a minimum replacement ratio of one to one and approved by both the CDFG and the USFWS, shall be purchased and managed as a reserve area.	Submittal of appropriate protocol survey results; verification of compliance from CDFG and USFWS	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM BR-5i	If a site is proposed to be located on lands managed by an agency of the federal government, then development of the site must be reviewed by the agency prior to site development and found to be consistent with the agency's applicable resource management plan.	Verification of compliance with agency regulations; submittal of Record of Decision by agency	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
CULTURAL AND PALEONTOLOGICAL RESOURCES MEASURES					
MM CR-1a	In the event that ground-disturbing activities extend beyond the limits of a 300-foot buffer from the surveyed site, then additional archaeological studies must be completed to determine whether historical properties or significant archaeological resources will be affected by the proposed construction plans. Ground disturbing activities may consist of, but are not limited to trenching for electrical power, creation of access roads, or access road improvements. The extent of these additional archaeological studies would be determined based	Review of finalized site plans and verification that final site is within the area previously surveyed; if site is outside of area previously surveyed, then appropriate surveys, results, and recommendations as determined by a qualified archaeologist must be presented and complied with prior to construction	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	

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	upon the nature of the proposed construction plans beyond a 300-foot radius of the surveyed location. If these expanded surveys find that sensitive properties or resources are present in the area to be impacted, then appropriate measures consistent with applicable laws and policies in effect at the time of the survey shall be undertaken to avoid or mitigate identified impacts. If the expanded surveys do not find sensitive properties or resources in the area to be impacted, then development may then commence unimpeded within the parameters of applicable laws and policies governing such development.				
MM CR-1b	There is a moderate probability that subsurface cultural resources relating to either historical properties or significant archaeological resources will be unearthed during development-related ground disturbance. Therefore, at these sites an archaeological monitoring program shall be implemented during ground-disturbing activities. This monitoring program should commence with a meeting between the contracted archaeologist and the development crew. This meeting will serve to educate the crew on when monitoring activities should begin at the site. Full-time monitoring shall continue until the project archaeologist determines that the overall sensitivity of the area has been reduced from moderate to low, as a result of monitoring. Should the monitor determine that there are no cultural resources within the impacted areas, or should the sensitivity be reduced from moderate to low during monitoring, all monitoring may cease.	Submittal by a qualified archaeologist of verification of compliance with monitoring requirements	Ongoing during construction	Riverside County Department of Facilities Management Director or designee	
MM CR-1c	The CRHR eligible property (historical property)	Submittal by a qualified	Prior to	Riverside	

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	<p>identified in Table 4.5-2 could be adversely impacted by the construction at this site. For this reason, the site shall be protected for the purpose of complete avoidance during all ground-disturbing activities associated with construction. An archaeological monitor shall be present during ground disturbing activities to ensure that the resource will not be directly or indirectly impacted. This archaeological monitoring could be reduced or potentially eliminated if the boundaries of the site, as defined by a professional archaeologist, were fortified with temporary fencing to reduce the potential for impacts to the resource. Beyond the recommended archaeological monitoring for the purpose of protecting the site, no additional cultural resource mitigation is recommended prior to construction.</p> <p>If the site cannot be avoided during construction, then additional archaeological research must be conducted for the purposes of determining the NRHP and CRHR eligibility of potentially impacted resources. This additional work may include subsurface testing if appropriate, depending on the type of archaeological resource. The results of this additional work should be incorporated into updated DPR 523 Forms and be submitted to the appropriate Information Center. Any resources found to be eligible for listing on the NRHP or CRHR through these additional studies will require additional mitigation efforts.</p>	archaeologist of verification of compliance with avoidance, monitoring, and recording requirements	commencement of construction	County Department of Facilities Management Director or designee	
MM CR-2a	In the event that ground-disturbing activities occur at sites identified in Table 4.5-3 of the DEIR as potentially significant extending beyond the limits	Review of finalized site plans and verification that final site is within the area previously	Prior to commencement of construction	Riverside County Department of	

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	<p>of a 300-foot buffer from the identified site, then additional studies may need to be completed to determine whether paleontological resources, sites or unique geologic features will be affected by the proposed construction plans. Ground disturbing activities may consist of, but are not limited to trenching for electrical power, and creation of access roads or access road improvements. The extent of these additional studies shall be undertaken by a qualified individual, and would be determined based upon the nature of the proposed construction plans beyond a 300-foot radius of the identified and surveyed site. Should that determination conclude that additional study is necessary, then the reviews prescribed in Mitigation Measure CR-2b shall be undertaken. If the determination concludes that additional study is not necessary, then all mitigation efforts may cease.</p>	<p>surveyed; if site is outside of area previously surveyed, then appropriate surveys, results, and recommendations as determined by a qualified paleontologist must be presented and complied with prior to construction</p>		<p>Facilities Management Director or designee</p>	
<p>MM CR-2b</p>	<p>If required by the findings of Mitigation Measure CR-2a, then a Paleontological Literature Review and Records Check should be requested from an accredited institution, such as the Division of Geologic Sciences at the San Bernardino County Museum (SBCM), to determine whether there are any known paleontologic localities (sites) located within or near the project area. If the results of this review indicate that there are known localities within the project area, or within a 1-mile radius, and a qualified vertebrate paleontologist recommends a paleontological-monitoring program, then the program prescribed in Mitigation Measure CR-2c shall be implemented. If the results of this records check indicate that there are no known localities within the project area or within a 1-mile</p>	<p>Submittal by a qualified archaeologist of verification of compliance with survey, monitoring, and recording requirements</p>	<p>Prior to commencement of construction</p>	<p>Riverside County Department of Facilities Management Director or designee</p>	

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	radius, and a qualified vertebrate paleontologist does not recommend a paleontological-monitoring program, then any and all additional mitigation efforts may cease.				
MM CR-2c	If required by the findings of Mitigation Measure CR-2b, a paleontological-monitoring program shall be established and implemented. This monitoring plan should include monitoring in sediments assigned moderate, moderate to high, or high paleontologic sensitivity through the literature review and records check. This mitigation-monitoring program should commence with a meeting between the contracted paleontologist and the development crew. This meeting will serve to educate the crew on when monitoring activities should begin at the site. Full-time monitoring should commence at the modern ground surface, unless otherwise indicated by a qualified vertebrate paleontologist, and should continue until the project paleontologist determines that the overall sensitivity of the area has been reduced from high or moderate to low, as a result of mitigation monitoring. Should the monitor determine that there are no paleontological resources within the impacted areas, or should the sensitivity be reduced from high or moderate to low during monitoring, all monitoring may cease.	Submittal by a qualified archaeologist of verification of compliance with survey, monitoring, and recording requirements	Ongoing during construction	Riverside County Department of Facilities Management Director or designee	
HYDROLOGY AND WATER QUALITY MEASURES					
MM HY-1a	Prior to the commencement of construction at any site, coverage must be obtained under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General	Verification of filing of Notice of Intent as required by the Construction General Permit 99-08-DWQ process; submittal of	Prior to commencement of construction	Riverside County Department of Facilities	

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	Permit 99-08-DWQ) from the appropriate RWQCB with jurisdiction over the site. As part of the permit process, a SWPPP must be developed that meets the requirements of the applicable RWQCB and lists BMPs that will be implemented to protect and control storm water runoff from the site.	approved SWPPP		Management Director or designee	
MM HY-1b	Prior to commencing construction at any site, the County shall develop an ERP to provide for any contingencies that could arise during construction. The ERP may be applied to all sites, and should provide direction regarding specific actions to be taken in the event of spillage, leakage, or upset at any of the sites.	Submittal of ERP approved by the County Fire Chief or his/her designee	Prior to commencement of construction	Riverside County Department of Facilities Management Director or designee	
MM HY-1c	Prior to commencing operations at any site, the County shall develop an ERP to provide for any contingencies that could arise during operation. The ERP may be applied to all sites, and should provide direction regarding specific actions to be taken in the event of spillage, leakage, or upset at any of the sites.	Submittal of ERP approved by the County Fire Chief or his/her designee	Prior to commencement of operation	Riverside County Department of Facilities Management Director or designee	