



## MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR CEQA COMPLIANCE

<b>DATE:</b> March 23, 2018	<b>ASSESSORS PARCEL NO.:</b> 439-120-042		
<b>CASE NO.:</b>  SPDR-17-11 – Site Plan Design Review CZ-17-03 – Change of Zone to Commercial General PM-37407 – Tentative Parcel Map CUP-17-06 – Conditional Use Permit – 7 Eleven VAR-17-04 – Alcohol Sales w/in 1,000 feet MUP-17-06 – Minor Use Permit – Fast Food w/Drive MUP-17-07 – Minor Use Permit – Car Wash MUP-17-08 – Minor Use Permit – Tire Store	<b>PROJECT LOCATION:</b> West side of San Jacinto Avenue at the terminus of Commonwealth Avenue, in the City of San Jacinto, California, as shown in Figure A – Aerial Map. The Project site is located within the Section 2 of Township 5 South, Range 1 West, San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor parcel number APN 439-120-042.		
<b>SCH NO:</b> N/A	<b>APPROVAL DATE:</b> In Process		
<b>APPLICANT:</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>Applicant/Developer</b>            MW Advantage 1, LLC             26400 La Alameda, Suite 100            Mission Viejo, CA 92691            (949) 680-4300         </td><td style="width: 50%; vertical-align: top;"> <b>Applicant/Developer</b>            Mark Cooper,            Page Plaza Partners, LLC            38011 Stone Meadow Drive            Murrieta, CA 92562            (951) 643-4711         </td></tr> </table>	<b>Applicant/Developer</b> MW Advantage 1, LLC  26400 La Alameda, Suite 100 Mission Viejo, CA 92691 (949) 680-4300	<b>Applicant/Developer</b> Mark Cooper, Page Plaza Partners, LLC 38011 Stone Meadow Drive Murrieta, CA 92562 (951) 643-4711	<b>PROJECT MANAGER:</b> Same as Applicant
<b>Applicant/Developer</b> MW Advantage 1, LLC  26400 La Alameda, Suite 100 Mission Viejo, CA 92691 (949) 680-4300	<b>Applicant/Developer</b> Mark Cooper, Page Plaza Partners, LLC 38011 Stone Meadow Drive Murrieta, CA 92562 (951) 643-4711		

**THE FOLLOWING REPRESENTS THE CITY'S MITIGATION MONITORING PROGRAM FOR THE MITIGATED  
NEGATIVE DECLARATION FOR THE ABOVE CASE NUMBER(S)**

MITIGATION MEASURES	RESPONSIBLE PARTY	TIMING	TYPE OF VERIFICATION	VERIFIED BY	DATE
<b>I. AESTHETICS</b>					
<b>MM AES-1:</b> Outdoor lighting shall maintain a minimum of <b>one</b> -foot candle illumination for all parking and pedestrian areas and shall not exceed <b>one-half</b> foot candle along property lines of the subject site. A photometric plan shall be submitted for Planning review and approval. The plan must include details such as beam spreads and/or photometric calculations, location and type of fixtures, and arrangement of exterior lighting that does not create glare or hazardous interference to adjacent streets or properties.	Project Proponent	A photometric shall be submitted prior to Building Permit Issuance	Planner will review and approve.		
<b>IV. BIOLOGICAL RESOURCES</b>					
<b>MM BIO 1:</b> A pre-construction burrowing owl breeding bird survey following the recommended guidelines of the MSHCP will be required no more than 30 days prior to disturbance (demolition, grading, construction) of the site. If burrowing owls are detected at the site, they will be relocated either passively or actively from the site outside of the nesting season with the approval of the California Department of Fish and Wildlife (CDFW) and the Regional Conservation Authority (RCA). Occupied burrows will not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation, or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season within a distance determined by the qualified biologist for each nest or nesting site. For the burrowing owl, the recommended distance is a minimum of 160 feet.	Projec Proponent	30-days prior to ground disturbance (demolition, grading and/or construction)	Report by qualified biologist.		
<b>MM BIO 2:</b> Demolition, grading and/or construction activities shall occur outside of the nesting season (February 1 through August 31), if feasible. If the nesting season cannot be avoided, then a breeding bird survey will be required no more than 7 days prior to the disturbance of potential nesting habitat to determine if nesting is occurring. Nests will not be disturbed unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation, or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season with-	Project Proponent	7-days prior to ground disturbance (demolition, grading and/or construction)	Report by qualified biologist.		

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in a distance determined by the qualified biologist for each nest or nesting site.					
<b>V. CULTURAL RESOURCES</b>					
<b>MM CR 1:</b> An Archaeological Mitigation and Monitoring Plan (AMMP) shall be developed in coordination with the Soboba Band of Luiseño Indians and the City of San Jacinto prior to initiating demolition and/or grading. The plan shall involve monitoring of all ground disturbing activities by a Riverside County qualified archaeologist and a Native American Monitor. The plan shall include a protocol for the mitigation and significance testing of inadvertent archaeological finds.	Project Proponent Riverside County Qualified Archaeologist	Prior to any earthmoving activity.	Provide the City with a Copy of AMMP		
<b>MM CR-2:</b> Prior to demolition permit and/or grading permit issuance the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground disturbing activities related to the Project and provide the City with a copy of the executed agreement. The TDA will establish provisions for tribal monitors.	Project Proponent	Prior to any earthmoving activity (demolition, grading and/or construction)	Provide the City with a copy of the executed agreement.		
<b>MM CR-3:</b> In the event of the discovery of human remains, the County coroner shall be immediately notified. If human remains of Native American origin are discovered during ground-disturbing activities, 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). 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). Section 7050.5 requires that excavation is stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the California Native American Heritage Commission, Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians shall be notified, and appropriate measures provided by State law shall be implemented to determine the most likely living descendant(s). Disposition of the remains shall be overseen by the most likely living descendants to determine the most appropriate means of treating the human remains and any associated grave artifacts.	Planning Department Project Proponent Archaeologist Native American Monitor	During earthmoving activities	Notification to the County Coroner and Planning Department.		
<b>MM PALEO 1:</b> If paleontological resources are encountered	Planning	During earthmov-	Contact Planning		

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during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, the developer shall provide adequate funding to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the appropriate authorities for collection.	Department Project Proponent Archaeologist Native American Monitor	ing activities	Department and Project Proponent. Project Proponent will hire a qualified palaeontologist to prepare report for the Planning Department on required mitigation.		
<b>VI. GEOLOGY &amp; SOILS</b>					
<b>MM GEO 1:</b> The recommendations of the Geotechnical Report prepared by Sladden Engineering, shall be followed through site preparation and building construction. A Geotechnical Engineer shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surface after clearing, and placement, treatment, and compaction of fill material.	Project Proponent	During earthmoving activities	Engineering will verify during inspections		
<b>MM GEO-2:</b> Submit an updated geotechnical soils reports covering the imported soils to the site, to the Engineering Department for review and approval prior to issuance of a grading permit.	Project Proponent	Prior to Grading Permit Issuance	Engineering will review and approve		
<b>VII. GREENHOUSE GAS EMISSIONS</b>					
<b>MM GHG-1:</b> The Project applicant shall require that: all faucets, toilets, and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards and that water-efficient landscaping practices are employed on-site.	Project Proponent	Prior to Building Permit Issuance	Project Planner will verify through Plan Check		
<b>MM GHG-2:</b> The Project applicant shall require recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).	Project Proponent	Prior to Building Permit Issuance	Project Planner will verify through Building Inspection		
<b>MM GHG-3:</b> The Project applicant shall provide sidewalks that connect on and offsite.	Project Proponent	Prior to Grading Permit Issuance	Project Planner will verify through Grading Plan review		
<b>MM GHG-4:</b> The Project applicant will ensure that Energy Star appliances are used onsite, wherever appliances are required.	Project Proponent	Prior to Building Permit Issuance	Project Planner will verify through Building Inspection		
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>					
<b>MM HAZ-1:</b> The storage of tires outside will be strictly prohibited. All used tires shall be sent to a recycling facility on a regular basis.	Project Proponent	Prior to Building Permit Issuance	Project Planner will verify through Site Inspection		

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<b>XII. NOISE</b>					
<b>MM NOI-1:</b> The Project shall incorporate a minimum six - foot high decorative block walls along the northern and western property lines (adjacent to the existing mobile home park and residences).	Project Proponent	Prepare wall plans for Building Permit, under a separate application	Planning Department will review the wall plans prior to permit issuance		
<b>MM NOI-2:</b> Any rooftop or ground mounted HVAC units should be positioned at a physical distance as far as plausible from adjacent residences. In addition, the equipment should be shielded by a parapet wall with a height equal or greater than the equipment. The height of the wall must be taller than the HVAC units and shall be designed to completely shield any noise that may be able to flank around the parapet wall.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during Plan Check		
<b>MM NOI-3:</b> Drive-Through and drive-up speakerphones shall be positioned in a direction facing away from the mobile home park to the north. The speakerphones shall incorporate a system that is capable of lowering the output volume during night-time conditions such that the levels are at or below ambient conditions. HM Electronics has a speaker system which adjusts the outbound volume on the system based on the ambient noise. Noise level estimates based on the manufacturer's specifications are provided in Appendix E of the Noise Impact Study.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during Plan Check		
<b>MM NOI-4:</b> Ensure vacuum turbines are enclosed with a roof and properly fitted with silencer attenuators.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during Plan Check		
<b>MM NOI-5:</b> The car wash mechanical equipment room shall be fitted with acoustic louver doors or equivalent.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during Plan Check		
<b>MM NOI-6:</b> Trash collection to the site shall occur during daytime hours.	Project Proponent	During Project Operation	Should complaints arise the City will ask for verification of equipment		
<b>MM NOI-7:</b> Truck deliveries shall occur during daytime hours.	Project Proponent	During Project Operation	Should complaints arise the City will ask for verification of equipment		
<b>MM NOI-8:</b> Construction should occur during the permissible hours as defined in Section 8.40.090, that is Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m. No construction shall take place on Sundays or any Federal holiday.	Project Proponent	Prior to Grading permit provide this note on Grading Plan	Planning Department will verify during Grading Plan Review		
<b>MM NOI-9:</b> During construction, the contractor shall en-	Project	During Construc-	Engineering will		

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sure all construction equipment is equipped with appropriate noise attenuating devices	Proponent	tion	verify during Inspections		
<b>MM NOI-10:</b> The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.	Project Proponent	During Construction	Engineering will verify during Inspections		
<b>MM NOI-11:</b> Idling equipment shall be turned off when not in use.	Project Proponent	During Construction	Should complaints arise the City will ask for verification of equipment		
<b>MM NOI-12:</b> Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Project Proponent	During Construction	Should complaints arise the City will ask for verification of equipment		
<b>MM NOI-13:</b> The day-to-day operation of the uses proposed for the Project site shall not exceed a VdB greater than 50.	Project Proponent	During Construction	Should complaints arise the City will ask for verification of equipment		
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
<b>MM TRAF-1:</b> Construction of on-site improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes. The recommended on-site roadway improvements are described below. <ul style="list-style-type: none"> <li>On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project.</li> <li>Verify that minimum sight distance is provided at the Project access points.</li> </ul>	Project Proponent	Prior to Grading Permit Issuance	Street Improvement plan to be reviewed and approve by Engineering		
<b>MM TRAF-2:</b> Design of off-site improvements shall be approved by the City Engineer prior to grading permit issuance and built prior to building permit issuance. The recommended off-site roadway improvements are described below. <ul style="list-style-type: none"> <li>Construct the ultimate half section of San Jacinto Avenue as a major highway adjacent to the Project site between the northerly Project boundary and the southerly Project boundary in conjunction with development.</li> <li>Provide a 150-foot northbound left turn lane on San Jacinto Avenue at the intersection with Commonwealth Avenue.</li> </ul>	Project Proponent	Prior to Grading Permit Issuance	Street Improvement plan to be reviewed and approve by Engineering		

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<b>MM TRAF-3:</b> The applicant shall submit a Trip Reduction Program (TRP) for Planning approval prior to building permit issuance. Once approved the program shall be used by all owners/tenants as stated in a covenant on the land.	Project Proponent	Prior to Building Permit	Planning will review and approve the TRP and Covenant		
<b>MM TRAF-4:</b> The site plan shall provide ten percent of all required parking stalls designated as parking for any combination of low-emitting, fuel efficient and carpool/vanpool vehicles in compliance with table A5.106.5.1.1 of the CalGreen Code.	Project Proponent	Prior to Grading Permit	Planning will review and approve the revised site plan		
<b>MM TRAF-5:</b> The site plan shall provide four percent of all required parking stalls with electric vehicle charging stations pursuant to Chapter 17.430.361 of the Development Code and 5.106.5.3 of the CalGreen Code.	Project Proponent	Prior to Grading Permit Issuance	Planning will review and approve the revised site plan		
<b>MM TRAF-6:</b> The site plan shall be redesigned prior to grading permit approval, for Planning approval, to provide decorative walkways with appropriate signage throughout the site.	Project Proponent	Prior to Grading Permit Issuance	Planning will review and approve the revised site plan		
<b>MM TRAF-7:</b> The site plan shall provide long-term and short-term bicycle parking in accordance with Chapter 17.330.110 of the Development Code and Section 5.710.6.2 of the Cal Green Code.	Project Proponent	Prior to Grading Permit Issuance	Planning will review and approve the revised site plan		
<b>MM TRAF-8:</b> Prior to demolition and/or grading permit issuance the applicant shall submit a haul route plan for Planning and Engineering review and approval. This plan shall include the street route, proposed time of day of the hauling, any required signage, and start/end dates.	Project Proponent	Prior to Grading Permit Issuance	Planning & Engineering will review Route		
<b>XVII. TRIBAL CULTURAL RESOURCES</b>					
See <b>MM CR-1</b> through <b>MM CR-5</b> above.					
<b>XVIII. UTILITIES AND SERVICE SYSTEMS</b>					
See <b>MM HAZ-1</b> above.					