



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR CEQA COMPLIANCE

DATE: March 23, 2018	ASSESSORS PARCEL NO.: 432-130-004
CASE NO.: SPDR-16-10 – Site Plan Design Review PM-37299 – Tentative Parcel Map CUP-16-05 – Conditional Use Permit – ARCO MUP-16-07 – Minor Use Permit – Fast Food w/Drive VAR-18-02 – Variance – Rear Yard Setback, Alcohol Sales w/in 1,000 feet, 16 Pump Dispensers LLA-18-01 – Lot Line Adjustment SIGN PROGRAM-17-01 – Signs	PROJECT LOCATION: Northwest corner of Sanderson and Cottonwood Avenues, in the City of San Jacinto, California, as shown in Figure A – Aerial Map. The Project site is located within the Section 29 of Township 4 South, Range 1 West, San Bernardino Base and Meridian (SBBM)
SCH NO: N/A	APPROVAL DATE: In Process
APPLICANT: Applicant/Owner Hagop Kofdarali Cottonwood Commons, LP P.O. Box 1958 Corona, CA 92878 (951) 280-3833 Phone jack@jntmgmt.com	PROJECT MANAGER: Same as Applicant

**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
I. AESTHETICS					
See MM CR-5 below.					
IV. BIOLOGICAL RESOURCES					
<p>MM BIO-1: Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted on the Project site by a qualified biologist prior to any ground disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If feasible, the owls will be relocated to a more suitable site recommended by the Project Biologist.</p> <p>If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.</p>	Planning Department	30-days prior to ground disturbance	Report by qualified biologist.		
V. CULTURAL RESOURCES					
<p>MM CR-1: Prior to grading permit issuance the developer shall retain a qualified archaeologist and a Native American Monitor to prepare an Archaeological Mitigation and Monitoring Plan (AMMP). The AMMP shall include the monitoring of all ground dis-</p>	Project Proponent Riverside County Qualified Archaeol-	Prior to any earthmoving activity.	Provide the City with a Copy of AMMP		

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turbing activities and shall include a protocol for the mitigation and significance testing of inadvertent archaeological finds.	ogist				
MM CR-2: In the event that any archaeological material is encountered during the monitoring, the archaeologist and Native American Monitor shall have the authority to halt and redirect earthmoving activities within 50-feet of the find, so that appropriate mitigation measures can be undertaken in order to test and evaluate the significance of the find in accordance with MM CR-1 .	Project Proponent Riverside County Qualified Archaeologist	Monitor during all earthmoving activity	Advise the City immediately if work stops for a find		
MM CR-3 Prior to 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. The TDA may establish provisions for tribal monitors.	Project Proponent	Prior to any earthmoving activity	Provide the City with a copy of the executed agreement.		
MM CR 4: Prior to grading permit issuance the developer shall provide the Planning Department with information on how the two existing palm trees will be removed and preserved during grading and construction activities, so they can be saved and incorporated into the corner landscaping of the proposed Project. This shall be reflected on all grading and landscaping plans.	Project Proponent	Prior to any earthmoving activity	This information shall be shown on both the grading plan and landscaping plan		
MM CR-5: 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	Planning Department Project Proponent Archaeologist	During earthmoving activities	Notification to the County Coroner and Planning Department.		

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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 be 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.	Native American Monitor				
MM PALEO 1: If paleontological resources are encountered 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.	Planning Department Project Proponent Archaeologist Native American Monitor	During earth-moving activities	Contact Planning Department and Project Proponent. Project Proponent will hire a qualified palaeontologist to prepare report for the Planning Department on required mitigation.		
VI. GEOLOGY & SOILS					

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MM GEO 1: The recommendations of the Geotechnical Report prepared by Salem Engineering Group, Inc., 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 earth-moving activities	Engineering will verify during inspections		
MM GEO-2: 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		
XII. NOISE					
MM NOI 1: 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		
MM NOI 2: 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 nighttime conditions such that the levels are at or below ambient conditions.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during Plan Check		
MM NOI-3: 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		

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MM NOI-4: 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		
MM NOI-5: 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		
MM NOI-6: Truck deliveries shall occur during daytime hours.	Project Proponent	During Project Operation	Should complaints arise the City will ask for verification of equipment		
MM NOI-7: 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		
MM NOI-8: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices	Project Proponent	During Construction	Engineering will verify during Inspections		
MM NOI-9: 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		
MM NOI-10: 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		
MM NOI-11: Equipment shall be maintained so that	Project	During Con-	Should com-		

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vehicles and their loads are secured from rattling and banging.	Proponent	struction	plaints arise the City will ask for verification of equipment		
MM NOI-12: 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		
XVI. TRANSPORTATION/TRAFFIC					
MM TRAF-1: Prior to grading permit issuance prepare plans for all roadway improvements as shown on the approved Lane and Striping Plan to the City Engineer's specifications, including the off-site tapers. Installation of these improvements shall occur prior to building occupancy.	Project Proponent	Prior to Grading Permit Issuance	Street Improvement plan to be reviewed and approve by Engineering		
MM TRAF-2: Prior to grading permit issuance prepare a Fair Share Cost Analysis for the intersection of Lyon Avenue and Cottonwood Avenue as a percentage of overall growth in traffic for the Opening Year with Project Conditions for the City Engineer's review and approval.	Project Proponent	Prior to Grading Permit Issuance	Engineering to verify		
MM-TRAF-3: Complete the remaining half-section street improvements to Sanderson Avenue and Cottonwood Avenue, adjacent to the site.	Project Proponent	Prior to Grading Permit Issuance	Street Improvement plan to be reviewed and approve by Engineering		
MM TRAF-4: 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. The covenant shall be reviewed and approved by the City.	Project Proponent	Prior to Building Permit	Planning will review and approve the TRP and Covenant		

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MM TRAF-5: The site plan shall be redesigned prior to grading permit approval, for Planning approval, to 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 Propo- nent	Prior to Grad- ing Permit Is- surance	Planning will re- view and ap- prove the re- vised site plan		
MM TRAF-6: The site plan shall be redesigned prior to grading permit approval, for Planning approval, providing 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 Propo- nent	Prior to Grad- ing Permit Is- surance	Planning will re- view and ap- prove the re- vised site plan		
MM TRAF-7: 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 Propo- nent	Prior to Grad- ing Permit Is- surance	Planning will re- view and ap- prove the re- vised site plan		
MM TRAF-8: The site plan shall be redesigned prior to grading permit approval, for Planning approval, to 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 Propo- nent	Prior to Grad- ing Permit Is- surance	Planning will re- view and ap- prove the re- vised site plan		
MM TRAF-9: Prior to 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 Propo- nent	Prior to Grad- ing Permit Is- surance	Planning & En- gineering will review Route		
MM TRAF-10: As part of the street improvements plans, to be approved by Engineering prior to grading permit issuance, provide the following for the three points of access:	Project Propo- nent	Prior to Grad- ing Permit Is- surance	Street Im- provement plan to be reviewed and approve by Engineering		

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<p>1. Project Access 1 (PA-1) at Cottonwood Avenue:</p> <p>a. PA-1 is located approximately 540 feet west of the intersection of Cottonwood Avenue and Sander-son Avenue and should align with the existing traffic signal at West Center.</p> <p>b. PA-1 would accommodate full turning move-ment access to the site.</p> <p>c. The Project will be responsible for modifying the traffic signal to accommodate the new access and should install the following lane configurations:</p> <ul style="list-style-type: none"> • one (1) eastbound left turn lane on Cotton-wood Avenue, • one (1) southbound left turn exit lane on-site • One (1) southbound thru/right exit lane on-site • one (1) northbound ingress lanes on-site • one (1) westbound right turn lane will be pro-vided as a result of the required half-width buildout improvements to Cottonwood Avenue. <p>2. Project Access 2 (PA-2) at Cottonwood Ave-nue:</p> <p>a. PA-2 is located approximately 230 feet west of the intersection of Cottonwood Avenue and Sander-son Avenue.</p> <p>b. PA-2 will be restricted to right-in/right-out ac-cess only.</p> <p>c. PA-2 should include one (1) ingress lane and one (1) egress lane.</p> <p>d. "Right Turn Only" signage and pavement mark-</p>					

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<p>ings should be provided at PA-2.</p> <p>e. PA-2 driveway should align with internal north/south drive aisle on-site. Stop signs should be installed along east/west drive aisle, adjacent to PA-2.</p> <p>3. Project Access 4 (PA-3) at Sanderson Avenue:</p> <p>a. PA-3 is located approximately 200 feet north of the intersection of Sanderson Avenue and Cottonwood Avenue.</p> <p>b. PA-3 should be restricted to right-in/right-out access only due to the conflict with southbound left turn lane on Sanderson Avenue and the proximity to the intersection.</p> <p>c. PA-3 should include one (1) ingress lane and one (1) egress lane.</p> <p>d. A center raised median on Sanderson Avenue or a channelized raised median at the Project access driveway is recommended to restrict access at this location.</p> <p>e. "Right Turn Only" signage and pavement markings should be provided at PA-3</p> <p>Internal circulation should be reviewed by the Riverside County Fire Department and waste management agency for approval prior to obtaining building permits.</p>					
<p>MM TRAF 11: As part of the street improvements plans, to be approved by Engineering prior to grading permit issuance, provide the required stopping sight distance for the Project access points along Sanderson and Cottonwood Avenues at 580 feet.</p>	Project Proponent	Prior to Grading Permit Issuance	Street Improvement plan to be reviewed and approve by Engineering		
<p>MM TRAF-12: Use the following sight distance</p>	Project Propo-	Prior to Grad-	Street Im-		

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<p>requirements, per County of Riverside Standard Plan Number 821, Intersection Sight Distance:</p> <ul style="list-style-type: none"> The minimum required sight distance should be provided at all access points. A limited use area is maintained where a clear line of sight can be established. The limited use area shall be used for the purpose of prohibiting or clearing obstructions to maintain adequate sight distance at intersections. Limited use area to be kept clear of all obstructions over 30 inches high, including vegetation No trees, walls, or any obstructions shall be allowed in the limited use area. <p>The toe of the slope shall not encroach into the limited use area.</p>	nent	ing Permit Issuance	provement plan to be reviewed and approve by Engineering		
XVII. TRIBAL CULTURAL RESOURCES					
See MM CR-1 through MM CR-5 above.					