



MITIGATION MONITORING or REPORTING PROGRAM (MMRP) FOR SAN JACINTO RETAIL CENTER

1. **Project Case Number(s):**

SPDR-18-04 – Site Plan Design Review
TPM-35511 – Tentative Parcel Map – To Subdivide 2.2-Acres Into 3 Parcels
CUP-18-04 – Conditional Use Permit – Service Station w/Convenience Store
MUP-18-05 – Minor Use Permit – Fast Food Restaurant with Drive-Through
MUP-18-06 – Minor Use Permit – Automotive Repair/Maintenance/Installation
VAR-18-07 – Variances – Setback and Parking

2. **Project Title:** San Jacinto Retail Center (Project)

3. **Lead Agency:** Kevin White, Senior Planner
City of San Jacinto
Planning Department
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4. **Project Sponsor:**

Applicant/Developer/Property Owner

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5. **Project Location:** Northwest corner of State Street and Cottonwood Avenue, in the City of San Jacinto, California, as shown in Figure A – Aerial Map. The Project site is located in Section 27 of Township 4 South, Range 1 West, Lakeview 7.5 Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 434-050-032.

**THE FOLLOWING REPRESENTS THE CITY'S MITIGATION MONITORING OR REPORTING PROGRAM FOR
THE MITIGATED NEGATIVE DECLARATION FOR THE ABOVE PROJECT)**

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
I. AESTHETICS						
MM AES-1	Prior to building permit issuance, the developer shall redesign the photometric plan to meet the following requirements. The plan shall be submitted to Planning for approval. Outdoor lighting shall maintain a minimum of one-foot candle illumination for all parking and pedestrian areas and shall not exceed one-half 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. The area behind Building B shall have some lighting to avoid a dark area at night that could become a public nuisance.	Developer	Prior to Building Permit Issuance	Planning to review revised photometric plan		
REMARKS:						
MM AES-2	Prior to building permit issuance, the developer shall ensure that the design of the buildings shall reduce the number of reflective surfaces used in the construction to minimize new sources of glare. Exterior building materials shall use earth tone light colors with a low-reflectance. Any bare metallic surfaces found on infrastructures such as pipes and poles shall be painted to minimize reflectance and glare.	Developer	Prior to Building Permit Issuance	Planning to review the final designs of the buildings		
REMARKS:						
IV. BIOLOGICAL RESOURCES						
MM BIO-1	All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey. Thirty days prior to any demolition, earth	Developer	Prior To All Demolition, Earthmoving, and/or Grading	Planning shall ensure that survey has been received		

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	movement or grading the developer shall ensure a pre-construction survey for burrowing owl has been performed to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the Project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. A qualified biologist must make this determination.			before approving grading plan		
REMARKS:						
MM BIO-2	Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, the developer shall hire a qualified Avian Biologist who will conduct pre-construction Nesting Bird Surveys (NBS) prior to any demolition, earth movement or grading to avoid Project-related disturbance to nestable vegetation and to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of	Developer	Prior To All Demolition, Earthmoving, and/or Grading	Planning shall ensure that survey has been received before approving grading plan		

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	disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.					
REMARKS:						
V. CULTURAL RESOURCES						
MM CR-1	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 and provide the City with a copy of the executed agreement. The TDA will establish provisions for tribal monitors.	Developer	Prior to Grading Permit Issuance	Planning shall ensure that TDA has been received before approving grading plan		
REMARKS:						
MM CR-2	In the advent that an inadvertent find occurs during the grading process the developer shall contact the City and the Morongo Band of Mission Indians in addition to the requirements of the TDA in MM CR-1 .	Developer, Archaeologist and Tribal Monitors	Monitor During All Earthmoving Activity	Once City is notified Planning shall follow the process		
REMARKS:						
MM CR-3	In the event of the discovery of human remains, the developer shall contact County coroner immediately. If human remains of Native American origin are discovered during ground-disturbing activities, the developer 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 the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100),	Developer, Archaeologist and Tribal Monitors	Monitor During All Earthmoving Activity	Once City is notified Planning shall follow the process		

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	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.					
REMARKS:						
VII. GEOLOGY AND SOILS						
MM GEO-1	During the grading process the developer shall follow the recommendations of the Geotechnical Report prepared by ENGEN Corporation Geotechnical and Environmental Services (ENGEN), and into the site preparation and building construction processes. 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.	Developer and Geotechnical Engineer	During Site Demolition, Grading, Preparation and Construction	City Engineer during inspections		
REMARKS:						
MM PALEO-1	The developer shall ensure a qualified paleontologist is on-site during all excavation below a five-foot depth. If paleontological resources are encountered during the excavation, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources	Developer and Paleontologist	Monitor During All Earthmoving Activity	Once City is notified Planning shall follow the process		

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	exposed during the grading activity. If paleontological resources are encountered, the protocol laid out in the Paleontologic Resource Impact Mitigation Plan (PRIMP) provided as Appendix B of the Phase 1 Paleontological Resources Inventory for APN 434-050-032 – Tentative Parcel Map 35511 shall be followed. Adequate funding shall be provided 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.					
REMARKS:						
IX. HAZARDS AND HAZARDOUS MATERIALS						
MM HAZ-1	The developer shall notify the store operator of the automotive repair/maintenance/ installation facility on Parcel 2 that the storage of tires outside will be strictly prohibited and that all used tires shall be sent to a recycling facility regularly.	Developer and Store Operator	Throughout the Life of the Project	Upon a complaint Code Enforcement		
REMARKS:						
XIII. NOISE						
MM NOI-1	The developer shall notify the owner/operator of the fast food restaurant that throughout the operation of the fast food restaurant drive-through the speaker volume is to be set to a level that is inaudible beyond the immediate drive-through lane, order and pick-up window.	Developer and Store Operator	Throughout the Life of the Project	Upon a complaint Code Enforcement		
REMARKS:						
MM NOI-2	The developer shall ensure through the building permit process that all HVAC units are placed behind a roof parapet as high as the unit or higher or behind a shroud to the Planning Department's approval.	Developer	Prior to Building Permit Issuance	Planning shall verify on Plan Check set of plans		
REMARKS:						
TRANSPORTATION						
MM TRAN-1	<u>State Street at Ramona Expressway</u> : Prior to building permit issuance the developer shall modify the street improvement plans for	Developer	Prior to Building Permit Issuance	Engineering shall verify on Street Improvement plans		

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	Engineering approval to show modification of the existing traffic signal and provide for an eastbound right-turn overlap phase.					
REMARKS:						
MM TRAN-2	Project Driveway No. 2 at Cottonwood Avenue: Prior to building permit issuance the developer shall modify the street improvement plans for Engineering approval to show restriping of the striped median along Cottonwood Avenue from the east leg of Palomar Avenue to the existing eastbound left-turn pocket at State Street to provide a Two-Way-Left-Turn Lane (TWLTL). The installation of the TWLTL will provide an increased eastbound left-turn storage at the intersection of State Street at Cottonwood Avenue from 115 feet to 390 feet. Additionally, the TWLTL will provide an eastbound left-turn lane for vehicles along Cottonwood Avenue entering the Project site, as well as providing refuge for the vehicles exiting the Project site and heading eastbound along Cottonwood Avenue.	Developer	Prior to Building Permit Issuance	Engineering shall verify on Street Improvement plans		
REMARKS:						
MM TRAN-3	Prior to the occupancy of the first building the applicant/developer shall pay the Project's fair share contribution toward improvements to State Street at Ramona Expressway in the amount of 2.3% of the cost of the improvement.	Developer	Prior to the First Building Occupancy	Engineering & Planning shall verify that payment has been made prior to release of building permits		
REMARKS:						
MM TRAN-4	Prior to Grading Permit approval, the developer shall redesign the site plan for Planning approval, to provide decorative walkways with appropriate signage to serve the pedestrian throughout the site.	Developer	Prior to Grading Permit Issuance	Planning to review revised site plan		
REMARKS:						
MM TRAN-5	Prior to Grading Permit approval, the developer shall redesign the site plan for Planning approval, to provide long-term and short-term bicycle parking in accordance with	Developer	Prior to Grading Permit Issuance	Planning to review revised site plan		

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	Chapter 17.330.110 of the Development Code and Section 5.710.6.2 of the Cal Green Code.					
REMARKS:						
XVIII. TRIBAL CULTURAL RESOURCES						
See MM CR-1 through MM CR-3						
XIX. UTILITIES AND SERVICE SYSTEMS						
MM USS-1	Prior to grading permit issuance, the developer shall ensure through the sewer and water plans that all proposed water line installation meets EMWD standards. The new water main lines must pass pressure testing and bacteriological sampling per EMWD standards. All water meters must be located and accessible in the frontage area just behind sidewalk or per EMWD standards.	Developer	Prior to Grading Permit Issuance	Water Department will approve the sewer and water plan before approving the grading permit		
REMARKS:						
MM USS-2	Prior to building occupancy, the developer must install all backflow devices, all potable water connections, and fire flow systems. All backflow and fire flow devices must be tested and certified before water service will be granted. All fire hydrants on private property are the responsibility of the developer/property owner. All hot-taps must be designed and installed by a City Engineer approved contractor.	Developer	Prior to Building Permit Issuance	Water Department will verify before approving the building permit		
REMARKS:						
MM USS-3	Prior to Grading Permit issuance, the developer must submit for both a water and sewer a "will serve letter" request from the Water Department. Upon approval by the Water Department, the developer shall provide a copy of the "will-serve" letter to the owner/developer of each parcel.	Developer	Prior to Grading Permit Issuance	Water Department will verify before approving the map		
REMARKS:						
MM USS-4	Prior to grading permit issuance, the developer must prepare street improvement plans in accordance with Development Code Chapter 17.305-160 – Undergrounding of Utilities and Municipal Code Section 2.16 – Underground	Developer	Prior to Grading Permit Issuance	City Engineer approve the Street Improvement Plans before approving the grading permit		

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	Utility Districts, for the City Engineer's approval to underground all aboveground utilities on State Street and Cottonwood Avenue. Prior to building permit issuance, the developer shall underground all aboveground utilities along the frontage of the site on State Street and Cottonwood Avenue.					

REMARKS: