



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

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| <b>Date:</b> January 18, 2018   | <b>Assessors Parcel Number:</b> 434-200-009, 101, 013 and 434-200-006 and 015   |
| <b>Case No.</b><br><br><b>CUP 16-2</b> Conditional Use Permit to establish a private school<br><b>SPDR 16-5</b> Site Plan and Design Review                           | <b>Location:</b><br>The project is located at 480 North San Jacinto Avenue, between Idyllwild Drive to the south and Shoal Reef Avenue to the north. The project site is identified as Assessor Parcel Numbers 434-200-006, 009, 010, 013, and 015. |
| <b>SCH No.</b> N/A  | <b>Approval date:</b> In process  |
| <b>Applicant:</b><br>San Jacinto Valley Academy<br>Ms. Penny Harrison, President/CEO<br>480 N. San Jacinto Avenue<br>San Jacinto, CA 92583<br>Contact: Penny Harrison |   |

**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>IV BIOLOGICAL RESOURCES</b>  |  |  |   |             |      |
| <b>MM BIO-1:</b> A pre-construction burrowing owl survey shall be conducted within 30 days of initial site grading  | Project proponent  | 30 days prior to initial site grading                                      | Report by a qualified biologist                             |             |      |
| <b>V. CULTURAL RESOURCES</b>  |  |  |   |             |      |
| <b>MM CR-1:</b> 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 may 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-2:</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 be stopped in the vicinity of 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 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<br>Project Proponent<br>Archaeologist<br>Native American Monitor | During earthmoving activities  | Notification to the County Coroner and Planning Department. |             |      |

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| <b>MM CR-3:</b> 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, 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.   | Department Project Proponent Archaeologist Native American Monitor | During earthmoving activities    | Project Proponent. Project Proponent will hire a qualified palaeontologist to prepare report for the Planning Department on required mitigation. |             |      |
| <b>IX HYDROLOGY AND WATER QUALITY</b>  |  |                                  |  |             |      |
| <b>MM HYD-1:</b> Prior to the approval of the grading permit, the project applicant shall prepare a stormwater pollution prevention plan (SWPPP), consistent with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential off-site water quality impacts during construction phases are minimized. The SWPPP shall be reviewed to the Regional Water Quality Control Board and the City of San Jacinto. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City Engineering approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit in order to comply with the Areawide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. Site design BMPs shall include, but are not limited to, interim measures that include silt fencing, sand bagging, and soil cover during construction; and landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales in project design. | Project Proponent  | Prior to Grading Permit Approval | City and RWQCB approved project SWPPP  |             |      |

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| <b>XII Noise</b>  |                   |                                     |   |             |      |
| <p><b>MM N-1:</b> Construction operations must follow the City's General Plan and the Noise Ordinance, which states that construction, repair or excavation work performed must occur within the permissible hours. To further ensure that construction activities do not disrupt the adjacent land uses, the following measures should be taken:</p> <ol style="list-style-type: none"> <li>1. Construction should occur during the permissible hours as defined in Section 8.40.090.</li> <li>2. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.</li> <li>3. The contractor should 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.</li> <li>4. Idling equipment should be turned off when not in use.</li> <li>5. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.</li> </ol> | Project Proponent | During Construction                 | Should complaints arise the City will ask for verification of equipment |             |      |
| <b>XIV PUBLIC SERVICES</b>  |                   |                                     |   |             |      |
| <p><b>MM PS-1:</b> Line J of the San Jacinto Master Drainage Plan shall be constructed to Riverside County Flood Control District (RCFCD) standards and District plan check and inspection requirements. District acceptance will be predicated on the ability of the design, as revised, to properly function as part of the MDP system. Additional improvements may be required downstream as required by the RCFCD to achieve a properly system function. Copies of all plans shall also be submitted to the San Jacinto Engineering Department.</p>   | Project Proponent | Engineering design and construction | Letter of Acceptance by RCFCD   |             |      |

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| <b>XVI TRANSPORTATION</b>   |                   |  |  |             |      |
| <b>MM T-1:</b> Prior to the issuance of any building permits, traffic signals shall be constructed at the following intersections: <ul style="list-style-type: none"> <li>• San Jacinto Avenue/Ramona Expressway</li> <li>• San Jacinto Avenue/1st Street.</li> <li>• San Jacinto Avenue/Idyllwild.</li> <li>• San Jacinto Avenue/Proposed SJVA Outbound Driveway</li> </ul>  | Project Proponent | Prior to Issuance of a Building Permit | Acceptance by City Public Works Department |             |      |
| <b>MM T-2:</b> Prior to the issuance of any building permits, the following driveway redesigns shall be completed: <ol style="list-style-type: none"> <li>1) The existing northern driveway couplet (one inbound driveway and one outbound driveway) shall be ingress only driveways. The northernmost driveway would be right-in only, for vehicles approaching the site from the north on San Jacinto Avenue. The second driveway would be left-in only, for vehicles approaching the site from the south.</li> <li>2) The southernmost driveway on the expansion site shall be an outbound only driveway. This driveway will have two outbound lanes, one for left-turning vehicles and one for right-turning vehicles.</li> <li>3) Provide a ¾ access driveway (right-in, left-in, and right-out) on Idyllwild Drive. Sight distance at each project access point should be reviewed with respect to standard Caltrans and City sight distance standards at the time of final grading, landscaping and street improvement plans.</li> </ol> | Project Proponent | Prior to Issuance of a Building Permit | Acceptance by City Public Works Department |             |      |
| <b>MM T-3:</b> Parking and stopping/standing shall be restricted on San Jacinto Avenue along the project's frontage. This is a potential issue with or without the expansion and new signals. SJVA shall station a traffic manager on the site to actively enforce these restrictions when the proposed expansion and new circulation patterns are operational to guide parents on the correct travel paths at the campus. SJVA shall also continue its current program of having staff intercept students who are improperly dropped off   | Project Proponent | Ongoing                                | Monitored by City Public Works Department  |             |      |

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| (intercepted on the campus not in the street) to identify the student and send a note/warning to the parents reminding them of the established drop-off/pick-up procedures. This existing program has been successful at curbing/reducing improper drop-offs on San Jacinto Avenue for existing conditions.  |                   |   |                          |  |  |
| <b>MM T-4:</b> The applicant shall participate in the funding or construction of off-site improvements that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of San Jacinto Development Impact Fees (DIF) or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. | Project Proponent | Prior to the Issuance of a building permit. | Proof of Payment to City |  |  |