



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

The Estates at Mountain Bridge (TTM-37229) and The Bungalows at Mountain Bridge (TTM-37230) – the “Project”	
<b>DATE:</b> November 17, 2017	<b>ASSESSORS PARCEL NO.:</b> APN 439-180-015 and 437-310-029
<b>CASE NO.:</b> Tentative Tract Map – TTM-37229 Tentative Tract Map – TTM-37230 General Plan Amendment – GPA-17-01 Specific Plan Amendment – SP-01-88/SP-02-88 Amendment #6 Zone Change – ZC-17-01	<b>PROJECT LOCATION:</b> Southeast and northeast corners of Esplanade Avenue and Hewitt Street in the City of San Jacinto, County of Riverside, California. The parcels are in the southeast portion of the San Jacinto Land Grant as depicted on the San Jacinto USGS 7.5-minute Quadrangle at Township 4 south, Range 1 west, San Bernardino Base and Meridian.
<b>SCH NO:</b> N/A	<b>APPROVAL DATE:</b> In Process
<b>APPLICANT:</b> Bill Lo WMR Holdings, LLC 27127 Calle Arroyo, Suite 1909 San Juan Capistrano, CA 92675 (949) 218-6023 <a href="mailto:bl@billloconsulting.com">bl@billloconsulting.com</a>	<b>PROJECT MANAGER:</b> Blaine Womer Blaine Womer Civil Engineering 41555 East Florida Avenue, Suite G Hemet, CA 92544 (951) 658-1727 <a href="mailto:Blaine@bawce.com">Blaine@bawce.com</a>

## 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>III. AIR QUALITY</b>					
<b>MM AIR-1:</b> During grading the Project is required to limit the daily disturbance area to five acres or less.	Project Proponent	Daily during construction	Inspections		
<b>IV. BIOLOGICAL RESOURCES</b>					
<b>MM BIO-1:</b> Burrowing Owl – Prior to construction:  1. A pre-construction burrowing owl breeding bird survey following the recommended	Planning Department	30-days prior to ground disturbance	Report by qualified biologist		

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<p>guidelines of the MSHCP will be required to determine if nesting is occurring on the Project site.</p> <p>2. Occupied nests 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.</p> <p>3. 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.</p> <p>Mitigation requirements under the MSHCP are not clear for species, such as these, which are not within conserved areas for Criteria Cells. For the burrowing owl, it may be sufficient to passively relocate burrowing owls after nesting. If mitigation is required, a Determination of Biological Equivalent or Superior Preservation Plan (DBESP) will have to be prepared that includes suitable mitigation and project measures to ensure proper implementation of the mitigation.</p>					
<p><b>MM BIO-1:</b> Urban/Wildlands Interface – Prior to and during construction:</p> <p>1. Water pollution and erosion control plans shall be developed and implemented according to RWQCB requirements as appropriate.</p> <p>2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access</p>	<p>Planning Department</p>	<p>Prior to and during construction</p>	<p>Report by qualified biologist</p>		

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<p>routes to the greatest extent possible.</p> <p>3. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p> <p>4. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</p> <p>5. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. This includes all species listed in Appendix C of the General Biological Assessment Rancho San Jacinto 26, prepared by Natural Resources Assessment, Inc., December 1, 2016.</p> <p>6. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>7. Construction employees shall strictly limit</p>					

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<p>their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas</p> <p>8. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p>						
<p><b>MM BIO-3:</b> Nesting Birds – Prior to construction:</p> <p>1. A breeding bird survey will be required to determine if nesting is occurring. Occupied nests 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.</p> <p>2. 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.</p> <p>This work can be done in conjunction with the burrowing owl survey.</p>		Planning Department	Prior to ground disturbance.	Report by qualified biologist.		
<b>V. CULTURAL RESOURCES</b>						
<b>MM CR-1</b> Prior to grading permit issuance the developer		Project	Prior to any	Provide the City		

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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.	Proponent	earthmoving activity	with a copy of the executed agreement		
<b>MM CR-2:</b> An Archaeological Mitigation and Monitoring Plan (AMMP) shall be developed prior to initiating 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 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-3:</b> Archaeological clearance will be granted under the stipulation that should any material be encountered during the monitoring the archaeologist has the authority to stop all earthwork in the immediate area of the finds (within 50 feet), so that appropriate mitigation measures can be undertaken in order to test and evaluate the significance of the find in accordance with <b>MM CR-2</b> .	Project Proponent Riverside County Qualified Archaeologist	Monitor during all earthmoving activity	Advise the City immediately if work stops for a find		
<b>MM CR-4:</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 near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains	Planning Department Project Proponent Archaeologist Native American Monitor	During earthmoving activities	Notification to the County Coroner and Planning Department		

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	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.					
<b>MM CR-5:</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.	Planning Department Project Proponent Archaeologist Native American Monitor	Prior to earthmoving activities	Contact Planning 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>	All artificial fill and low density native soil shall be removed to a depth of approximately four-feet below existing grade or three-feet below the bottom of the footings, whichever is deeper.	Project Proponent Geotechnical Engineer	During earthmoving activities	Engineering will verify during inspections		
<b>MM GEO-2:</b>	Remedial grading shall extend laterally, a minimum of five-feet beyond the building limits. The exposed surface shall then be scarified, moisture conditioned to near optimum moisture content and compacted to at least 90% relative compaction. The previously removed soil then can be replaced as engineered fill.	Project Proponent Geotechnical Engineer	During earthmoving activities	Engineering will verify during inspections		
<b>MM GEO-3:</b>	The subgrade and all fill material shall be compacted with acceptable compaction equipment, to at least 90% relative compaction. The bottom of the exposed subgrade should be observed by a geotechnical engineer prior to fill placement. Compaction testing shall be performed on all lifts in order to verify proper placement of the fill materials.	Project Proponent Geotechnical Engineer	During earthmoving activities	Engineering will verify during inspections		

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<b>IX. HYDROLOGY &amp; WATER QUALITY</b>					
<b>MM HYDRO-1:</b> Cross-lot drainage and designated drainage easements shall not be allowed. All pads shall be designed to drain to the street. Stormwater shall be collected in an appropriate storm drain system. All drainage easements are subject to the City's acceptance for maintenance.	Project Proponent City Engineer	During Grading Plan Review	Engineering will verify during inspections		
<b>XII. NOISE</b>					
<b>MM NOI-1:</b> The 1 <sup>st</sup> row of residential units directly adjacent to Commonwealth Avenue and Hewitt Street in both tracts will require all first-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 25 and all second-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 30.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM NOI-2:</b> The 1 <sup>st</sup> row of residential units directly adjacent to Esplanade Avenue in TTM-37229 will require all first-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 25 and all second-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 32.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM NOI-3:</b> The 1 <sup>st</sup> row of residential units directly adjacent to Esplanade Avenue in TTM-37230 will require all first-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 25 and all second-floor windows and sliding glass doors directly facing these streets to have a minimum STC rating of 34.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM NOI-4:</b> Attic vents that directly face subject roadways, if applicable, should include an acoustical baffle to prevent vehicle noise intrusion. The Contractor may install similar measures to provide noise reduction	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM NOI-5:</b> The Project shall require noise reduction ranging from 20 to 31 dBA, depending on the location of residential lot. STC ratings are provided in the Noise Study to achieve the desired noise reduction target.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM NOI-6:</b> Prior to issuance of building permits, a final	Project	Prior to issuance	Planning Depart-		

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	acoustical study shall be prepared verifying interior noise levels. The final acoustical study would evaluate the interior levels and ensure the 45 dBA CNEL level is met based upon the architectural design.	Proponent	of building permits	ment will review and approve the acoustical study		
<b>MM NOI-7:</b>	Construction shall occur during the permissible hours as defined in Section 8.40.090.	Project Proponent	During construction	Planning Department will verify during inspections		
<b>MM NOI-8:</b>	During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.	Project Proponent	During construction	Planning Department will verify during inspections		
<b>MM NOI-9:</b>	Prior to grading permit issuance, 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. These staging areas shall be shown on the grading plans.	Project Proponent	Prior to grading permit issuance	Planning Department will verify on the grading plans		
<b>MM NOI-10:</b>	Idling equipment shall be turned off when not in use.	Project Proponent	During construction	Planning Department will verify during inspections		
<b>MM NOI-11:</b>	Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Project Proponent	During construction	Planning Department will verify during inspections		
<b>XIV. PUBLIC SERVICES</b>						
<b>MM PS-1:</b>	Provide lighting, as needed, for safety throughout the entire walkway proposed for TTM-37230, Lots I and H.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM PS-2:</b>	Provide surveillance cameras, as needed, for safety throughout the entire walkway proposed for TTM-37230, Lots I and H.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM PS-3:</b>	Provide and unobstructed view from one end of the proposed walkway for TTM-37230, Lots I and H, to ensure the person entering the walkway is able to see the other end of the walkway. Trees and plants being used for landscaping should be planted and maintained so as not to obstruct visibility of seeing throughout the walkway.	Project Proponent	Show on plans for Plan Check	Planning Department will verify during inspections		
<b>MM PS-4:</b>	Provide emergency alarms in the proposed walkway for TTM-37230, Lots I and H, in case of	Project Proponent	Show on plans for Plan Check	Planning Department will verify dur-		



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an emergency, (at the entrance/exits, and throughout the middle of the walkway as needed.			ing inspections		
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
<b>MM TRAF-1:</b> Prior to the occupancy of any home within either tract, the applicant shall pay the Project's fair share contribution toward improvements to the following intersections:  Hewitt St/7 <sup>th</sup> St Hewitt St/Shaver St Hewitt St/Evans St Hewitt St/Washington Av	Project Proponent	Prior to occupancy	Planning and Engineering Departments will verify before releasing project for occupancy		
<b>MM TRAF-2:</b> Install a traffic signal at the intersection of Hewitt St/7 <sup>th</sup> St.	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-3:</b> Install a traffic signal at the intersection of Hewitt St/Shaver St.	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-4:</b> Install a traffic signal at the intersection of Hewitt St/Evans St.	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-5:</b> Install a traffic signal at the intersection of Hewitt St/Washington Ave.	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-6:</b> Passenger boarding pads shall be incorporated into both Project sites to connect the existing bus stops to the sidewalk and create ADA-compliant paths of travel. It is recommended that the existing stops remain in their current locations, but can be relocated to accommodate the developments, so long as the boarding pads are located no less than 60' and no greater than 150' from their respective northbound curb returns.	Project Proponent	Show on Engineering Plans	RTA and Engineering will verify during inspections		
<b>MM TRAF-7:</b> At the proposed Hewitt Street/TTM 37230 Driveway install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> <li>Westbound Driveway Approach: One shared left-turn/right-turn lane.</li> </ul>	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		

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<ul style="list-style-type: none"> <li>Northbound Hewitt Street Approach: One through lane and one shared through/right-turn lane</li> <li>Southbound Main Street Approach: One left-turn lane and two through lanes.</li> </ul>					
<b>MM TRAF-8:</b> At the proposed Hewitt Street/TTM 37229 Driveway install a stop control on the westbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> <li>Westbound Driveway Approach: One shared left-turn/right-turn lane.</li> <li>Northbound Hewitt Street Approach: One through lane and one shared through/right-turn lane</li> <li>Southbound Main Street Approach: One left-turn lane and one through lane.</li> </ul>	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-9:</b> At the proposed TTM 37230/Esplanade Avenue Driveway install a stop control on the southbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> <li>Southbound Driveway Approach: One shared left-turn/right-turn lane.</li> <li>Eastbound Esplanade Avenue Approach: One left-turn lane and two through lanes.</li> <li>Westbound Esplanade Avenue Approach: One through lane and one shared through/right-turn lane.</li> </ul>	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		
<b>MM TRAF-10:</b> At the proposed TTM 37229/Commonwealth Avenue Driveway install a stop control on the southbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> <li>Southbound Driveway Approach: One shared left-turn/right-turn lane.</li> <li>Eastbound Commonwealth Avenue Approach: One left-turn lane and one through lane.</li> <li>Westbound Commonwealth Avenue Approach: One shared through/right-turn lane.</li> </ul>	Project Proponent	Show on Engineering Plans	Engineering will verify during inspections		

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<b>XVII. UTILITIES &amp; SERVICE SYSTEMS</b>						
<b>MM WAT-1:</b>	A flow study will be required for final Engineering prior to grading permit issuance and it needs to include the flow from the Rancho tract to the east as well as the proposed TTM-37229.	Project Proponent	Submit flow study to Engineering prior to grading permit issuance	Engineering will verify during inspections		
<b>MM WAT-2:</b>	The City will require 24-hour a day emergency access into the gated community to maintain the sewer lines.	Project Proponent	Show on plans for Plan Check	Water will verify during inspections		
<b>MM WAT-3:</b>	Prior to grading permit issuance, it will be the developer's responsibility to contact the HOA of Rancho Estates prior to commencing any changes to the private sewer line.	Project Proponent	Prior to grading permit issuance	Provide Planning with information on how this was completed		