

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for use in implementing mitigation for the:

Rancho Diamante Phase II Specific Plan Amendment

The MMRP has been prepared for the project by the City of Hemet in compliance with State law and the Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2016081013).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Res. Code § 21081.6). The law states that the MMRP shall be designed to ensure compliance during project implementation.

The MMRP contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes new mitigation identified in the Draft SEIR for the proposed Modified Project, as well as mitigation prescribed in the 1979 EIR¹ and 2008 SEIR² (Certified EIR) for the Approved Project that has been determined applicable to the proposed Modified Project. Deletions or deviations from the original [1979 and/or 2008] mitigation measures are identified in ~~strikeout~~ text, and underlined text is used to signify new additions.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Hemet is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Modified Project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If, during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the Project is required and/or whether alternative mitigation is appropriate.

¹ Final Environmental Impact Report. *Specific Land Use Plan, Southwest Area*. City of Hemet, Riverside County, California. April 1979.

² Draft Environmental Impact Report. *Rancho Diamante Phase II, Hemet, Riverside County, California*. SCH #2007091039. City of Hemet. May 2008.

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Rancho Diamante Phase II Specific Plan Amendment Applicant: Strata Equity Group, Inc.
 Prepared by: City of Hemet Date: March 2020

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
3.1 AESTHETICS						
The SEIR did not identify significant impacts related to land use or planning; therefore, no Mitigation Measures are required.						
3.2 AGRICULTURAL RESOURCES						
There are no feasible Mitigation Measures that reduce impacts related to Agricultural Resources to less than significant levels.						
3.3 AIR QUALITY						
MM 3.3.10.1: Prior to issuance of any grading permit, the applicant shall submit evidence to the City that all diesel-powered construction equipment greater than 150 horsepower shall be compliant with the United States Environmental Protection Agency and California Air Resources Board Tier 3 emissions standards. Only Tier 3 diesel-powered construction equipment greater than 150 horsepower shall be utilized throughout the construction of Phase 1 and Phase 2 of the Modified Project. Additionally, the applicant shall provide evidence to the City at least once every two weeks that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction and subject to review by the City and the SCAQMD. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department	Once prior to issuance of the first grading permit for each phase and every two weeks during grading	Prior to issuance of grading permits	Review of equipment maintenance records and equipment design specification data sheets		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
1979 EIR Air Quality Mitigation Measure 3: Provide for convenient bus stop locations.	City Planning Department	Once prior to issuance of the first occupancy permit for each phase	Prior to issuance of the first occupancy permit for each phase	Submittal of evidence Riverside Transit Agency bus stops serve the Modified Project site		Withhold occupancy permit(s)
2008 Mitigation Measure AQ-01: Prior to construction of the Project, the Project proponent shall provide a Fugitive Dust Control Plan that will describe the application of standard best management practices to control dust during construction. Best management practices (BMPs) shall include application of water on disturbed soils a minimum of two <u>three</u> times per day except on days when a rain event occurs, then exposed surfaces would be watered as necessary to meet the intent of Rule 403, covering haul vehicles, replanting disturbed areas as soon as practical, restricting vehicle speeds on unpaved roads to 15 mph, suspending grading activities when the wind exceeds 25 mph, and other measures, as deemed appropriate to the site, to control fugitive dust. The Fugitive Dust Control Plan shall be submitted to the City and SCAQMD prior to construction.	City Planning Department	Once prior to issuance of the first grading permit for each phase	Prior to issuance of grading permits	Submittal of Fugitive Dust Control Plan to City and SCAQMD		Withhold grading permit(s)
2008 Mitigation Measure AQ-05: Prior to construction of the project, the developer shall provide a traffic control plan to the City that will describe in detail safe detours around the project construction site and provide temporary traffic control (e.g., flag person) during construction-related truck hauling activities. The traffic control plan is primarily intended as a safety measure but	City Planning and Public Works Departments	Once prior to issuance of the first grading permit for each phase	Prior to issuance of grading permits	Submittal of traffic control plan to City		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
also can minimize traffic congestion and delays that increase idling and acceleration emissions. The traffic control plan shall be prepared in accordance with U.S. Department of Transportation Federal Highways Administration Rule on Work Zone Safety 23 CFR 630 Subpart J, Developing and Implementing Traffic Management Plans for Work Zones. <u>This measure shall be implemented to the satisfaction of the City of Hemet Planning and Public Works Departments.</u>						
2008 Mitigation Measure AQ-06: <u>Prior to issuance of building permits, the developer shall provide evidence to the City that require painting to will be applied using either high-volume low-pressure (HVLP) spray equipment capable of achieving 65 percent transfer efficiency or by hand application. This requirement shall be included in the construction plans of all phases of development and shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Once prior to issuance of building permits for each phase	Prior to issuance of building permits	Submittal of evidence to the City construction plans include the requirement		Withhold building permit(s)
2008 Mitigation Measure AQ-07: <u>Prior to the issuance of a grading permit, the developer shall provide a plan to the City listing the measures that will be used to encourage employee carpooling using measures recommended by the Riverside County Transportation Commission Inland Empire Commuter Services. Workers shall be informed in writing of the measures available, and a letter will be placed on file at the City documenting the extent of carpooling anticipated. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Once prior to issuance of grading permits for each phase	Prior to issuance of grading permits	Submittal of letter to the City documenting carpooling measures and extent of carpooling anticipated		Withhold grading permit(s)

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2008 Mitigation Measure AQ-08: <u>Prior to issuance of grading and building permits, the developer shall provide evidence to the City that on-site electrical hookups shall be provided for electric construction tools including saws, drills and compressors, to minimize the need for diesel powered electric generators. This requirement shall be included in the construction plans of all phases of development and shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Once prior to issuance of grading permits for each phase	Prior to issuance of grading permits	Submittal of evidence to the City construction plans include the requirement		Withhold grading permit(s)
2008 Mitigation Measure AQ-09: During construction, bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. <u>This requirement shall be included in the construction plans of all phases of development and shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Every two weeks during construction	Every two weeks during construction	Submittal of evidence to the City construction plans include the requirement		Stop work order
2008 Mitigation Measure AQ-10: During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. <u>This requirement shall be included in the construction plans of all phases of development and shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Daily during construction	Daily during construction	Submittal of evidence to the City construction plans include the requirement		Stop work order
3.4 BIOLOGICAL RESOURCES						
MM 3.4.10.1: Prior to issuance of grading permits, the project applicant shall pay	City Planning Department	Once	Prior to the issuance of	Approval of mitigation		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation fees as established and implemented by the City of Hemet. Five categories of the fee are defined and include: Residential, density less than 8.0 dwelling units per acre; Residential, density between 8.1 and 14.0 dwelling units per acre; Residential, density greater than 14.1 dwelling units per acre; Commercial per acre; and Industrial per acre. This measure shall be implemented at the rates in force at the time grading permits are issued to the satisfaction of the City of Hemet Planning Department.			grading permits	categories and amount of payment as established by the MSHCP. Submittal of evidence MSHCP fees have been paid		
MM 3.4.10.2: The Modified Project Site falls within the Stephens' kangaroo rat (SKR) fee area outlined in the Riverside County SKR Habitat Conservation Plan (HCP). Prior to issuance of grading permits, the project applicant shall pay the applicable fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department	Once	Prior to the issuance of grading permits	Approval of mitigation categories and amount of payment as established by the SKR HCP. Submittal of evidence SKR HCP fees have been paid		Withhold grading permit(s)
MM 3.4.10.3: A burrowing owl pre-construction survey shall be conducted not more than 30 days prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A report of the findings prepared by a qualified biologist shall be submitted to	City Planning Department and Project Biologist	Within 30 days prior to the first ground disturbance of each phase	Prior to the first ground disturbance of each phase	Submittal of evidence to the City appropriate buffers are established and burrowing owl mitigation plan is prepared via on-site		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>the City of Hemet prior to any permit or approval for ground disturbing activities.</p> <p>If burrowing owls are detected on site during the 30-day pre-construction survey within the breeding season (February 1st to August 31st), then construction activities shall be limited to beyond 300 feet of the active burrows. If burrowing owls are detected on site during the 30-day pre-construction survey outside the breeding season (February 1 to August 31), then the buffer for construction activities shall be determined by a qualified biologist in consultation with the City. No construction activity shall be permitted within any burrowing owl construction buffer until a qualified biologist has confirmed that nesting efforts are complete or not initiated.</p> <p>In addition to monitoring breeding activity, if construction is initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan shall be developed based on the County of Riverside Environmental Programs Division, California Department of Fish and Wildlife and United States Fish and Wildlife Service requirements for the relocation of individuals to Riverside Conservation Authority conserved lands located north of the Project Site within Proposed Noncontiguous Habitat Block 7. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</p>				inspection and written report by Project Biologist		
MM 3.4.10.4: Mitigation for potential direct/indirect impacts to common and Riverside County Multiple Species Habitat	City Planning Department	Within 14 days prior to the first ground disturbance of each	Prior to the first ground disturbance of	On-site Inspection and written report		Withhold Grading Permit(s) and/or stop work order

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Conservation Plan (MSHCP) covered sensitive bird and raptor species will require compliance with the federal Migratory Bird Treaty Act (MBTA). Construction outside the nesting season (between September 16 and January 31) does not require pre-construction nesting bird surveys. However, if construction is proposed within the nesting season (between February 1 and September 15), a qualified biologist must conduct a nesting bird survey(s) no more than 14 days prior to initiation of construction to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Modified Project site.</p> <p>The survey(s) will focus on identifying any raptors and/or passerines (perching bird) nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of</p>	<p>and Project Biologist</p>	<p>phase and during construction as applicable</p>	<p>each phase and during construction as applicable</p>	<p>by Project Biologist</p>		

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Hemet prior to initiation of grading in the nest-setback zone.</p> <p>The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A report of the findings prepared by a qualified biologist shall be submitted to the City of Hemet prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</p>						
<p>MM 3.4.10.5: To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to 1.52 acres of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Section 6.1.2 riparian and riverine resources as follows in accordance with the MSHCP Determination of Biological Equivalent or Superior Preservation.</p> <p>Off-Site Establishment/Reestablishment. The project shall purchase 0.03 acre of establishment/reestablishment credits from the Riverpark Mitigation Bank. This element of the mitigation proposal will mitigate permanent impacts to wetland and non-wetland waters of the U.S./State and isolated waters of the State at a 2:1 ratio for non-wetlands and 3:1 ratio for wetlands. This will also mitigate temporary impacts to</p>	City Planning Department	Once	Prior to the issuance of grading permits	<p>Approval of mitigation categories and amount of payment to the Riverpark Mitigation Bank as established by the MSHCP.</p> <p>Submittal of evidence in grading plans 3.1 acres of herbaceous wetland- and southern willow scrub-vegetated areas will be</p>		Withhold grading permit(s)

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<p>non-wetland waters of the U.S./State and isolated non-wetland waters of the State. The entirety of United States Army Corps of Engineers (USACE) jurisdiction will be mitigated with this measure.</p> <p>On-Site Rehabilitation, Enhancement, and Preservation. The project shall rehabilitate and enhance a minimum of 3.1 acres of on-site waters of the State, California Department of Fish and Wildlife (CDFW) jurisdiction, and Riparian/Riverine resources in the form of herbaceous wetland- and southern willow scrub-vegetated areas. The 3.1 acres will be contained within approximately 14.5 acres of on-site waters of the State, CDFW jurisdiction, and Riparian/Riverine resources that will be preserved. This element of the mitigation proposal will mitigate permanent and temporary impacts to CDFW jurisdiction and MSHCP Riparian/Riverine resources at a 3:1 ratio for wetland/riparian-vegetated streambed and 2:1 ratio for unvegetated streambed. This will also mitigate temporary impacts to isolated wetland waters of the State at a minimum 1:1 ratio.</p> <p>On-Site Replacement and Enhancement of Beneficial Uses. Five of the 13 non-jurisdictional features were determined to support two beneficial uses: limited warm freshwater habitat (LWRM) and wild habitat (WILD). These features will be permanently impacted by the project. The project shall be designed to incorporate 19.2 acres of water quality features to compensate the loss of these two beneficial uses and provide additional uses of value (Ground Water Recharge [GWR], Warm Freshwater</p>				<p>preserved, and 19.2 acres of water quality features will be installed to compensate the loss of beneficial uses and to provide additional uses of value.</p>		

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Habitat [WARM], Wetland Habitat [WET], and Water Quality Enhancement [WQE]) to the local area and watershed.						
<p>MM 3.4.10.6: Prior to issuance of a grading permit, the project applicant will obtain a Clean Water Act (CWA) Section 404 permit from the United States Army Corps of Engineers (USACE), 1602 Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW) and a Waste Discharge Requirement (WDR) permit issued by the Regional Water Quality Control Board (RWQCB) pursuant to the California Water Code Section 13260 (Porter-Cologne Act).</p> <p>Mitigation for permanent and/or temporary impacts shall be determined as specified in the Determination of Biologically Equivalent or Superior Preservation (DBESP) through consultation with the applicable regulatory agencies. Mitigation may include on-site and/or off-site replacement and/or restoration of USACE/RWQCB jurisdictional waters of the U.S./waters of the State, and/or CDFW jurisdictional streambed and associated riparian habitat. Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation or through the purchase of mitigation credits at an agency-approved off-site mitigation bank. This measure shall be implemented to the satisfaction of the City Development Services Department.</p>	City Development Services Department	Once	Prior to the issuance of grading permits	Applicant shall submit the approved regulatory agency permits to the City		Withhold grading permit(s)
<p>MM 3.4.10.7: Prior to issuance of grading permits, the project applicant shall provide evidence to the City that the Modified Project shall comply with Urban/Wildlands</p>	City Development Services Department	Once for each phase of development	Prior to the issuance of grading permits for	Submittal of evidence the features, facilities, and		Withhold grading permit(s)

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Interface guidelines presented in Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Section 6.1.4 to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design shall be developed to ensure best management practices in accordance with the National Pollutant Discharge Elimination System (NPDES) permit are incorporated into the proposed Modified Project to address and minimize edge effects associated with the Urban/Wildlands Interface to Hemet Channel (PQP Conserved Land, Western Riverside County Multiple Species Habitat Conservation Plan Constrained Linkage B) including the reestablishment and conveyance of seasonal clean water flows southwest of the Modified Project site (Salt Creek). This measure shall be implemented to the satisfaction of the City Development Services Department.			each phase of development	BMPs identified in the Storm Water Pollution Prevention Plan and Water Quality Management Plan are incorporated into each phase		
3.5 CULTURAL RESOURCES						
MM 3.5.10.1A: Prior to issuance of a grading permit, the applicant shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians (Soboba) to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba that may be uncovered or otherwise discovered during ground disturbing activities related to the project. The TDA may establish provisions for tribal monitors. In conjunction with the TDA, the City shall retain a qualified project	City Planning Department	Once	Prior to issuance of any grading permit	Review of Treatment and Disposition Agreement and Cultural Resources Monitoring and Treatment Plan		Withhold Grading Permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
archaeologist who shall prepare a Cultural Resources Monitoring and Treatment Plan (CRMTP) in consultation with Soboba and in consideration of Soboba's recommendations regarding Cultural Items (Artifacts). The CRMTP shall include provisions for a trained archaeological monitor, monitoring methods and discovery protocol, participation by Soboba Native American Monitor(s), the treatment and Disposition (including possible significance testing) of inadvertent cultural resources finds, coordination with the County Coroner's Office, and Non-Disclosure of location(s) of archaeological materials and human remains. The qualified archaeologist and, if desired, Soboba shall attend pre-grading meetings with the City to inform the grading and excavation contractors of the CRMTP and to consult with and instruct them with respect to its implementation. The CRMTP shall be submitted to the City of Hemet Planning Department for review and approval prior to its implementation and prior to issuance of a grading permit.						
MM 3.5.10.1B: Prior to the issuance of a grading permit, the applicant shall provide evidence to the City of Hemet (City) that a qualified archaeological monitor and appropriate Soboba Native American Monitor(s) shall be allowed to monitor and shall receive a minimum of 30 days advance notice of all surface level field work, mass grading, and trenching activities. The archaeological monitor shall be on site at all times during the initial phases of grubbing, rough grading, and other ground-disturbing activities to inspect	City Planning Department and Project Archaeologist	Daily during the first 50 percent of rough grading; then discretionary per the Project Archaeologist in consultation with the City, Applicant, and Soboba	Prior to issuance of any grading permit and during ground disturbing activities	Review of construction contract documentation and final monitoring compliance report		Withhold grading permit(s) and/or stop work order

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
cuts for cultural resources. If no cultural resources are encountered after approximately fifty percent of rough grading, the qualified project archaeologist shall have discretion to recommend to the City that cultural resources monitoring get scaled back to a part time or spot-check basis in accordance with the CRMTP. The City, in consultation with the qualified archaeologist, applicant, and Soboba Band of Luiseño Indians (Soboba), shall determine the appropriate level of subsequent monitoring, during which time Mitigation Measures 3.5.10.1A, 3.5.10.1C, and 3.5.10.1D shall still apply. A final monitoring report shall be submitted to the City within 30 days of the end of monitoring activities. This mitigation measure, including the contact information of the qualified project archaeologist/archaeological monitor, shall be incorporated in all construction contract documentation and be implemented to the satisfaction of the City of Hemet Planning Department.						
MM 3.5.10.1C: If cultural resources are discovered during ground disturbing activities, the archaeological monitor shall record them on California Department of Parks and Recreation Forms (DPR 523). If any cultural resources are in danger of loss and/or destruction, the archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the archaeological monitor shall be allowed to temporarily direct, divert, or halt grading within 50 feet of the encounter to allow recovery of resource remains in a timely manner. All cultural	City Planning Department and Project Archaeologist	Daily during the first 50 percent of rough grading; then discretionary per the Project Archaeologist in consultation with the City, Applicant, and Soboba	During ground disturbing activities	Evidence to the City appropriate buffers are established as necessary; Evidence to the City of submittal of California Department of Parks and Recreation Forms to the		Stop work order

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<p>resources encountered shall be evaluated for significance pursuant to CEQA <i>Guidelines</i> Section 15064.5(a)(c) and managed accordingly. Should the qualified archaeologist determine through consultation with the Soboba Band of Luiseño Indians (Soboba) that the discovery is a resource pursuant to Section 15064.5, avoidance or other mitigation will be required pursuant to and consistent with CEQA <i>Guidelines</i> Sections 15064.5 and 15126.4(b) and Public Resources Code Section 21083.2.</p> <p>Recovered cultural resources, along with copies of pertinent field notes, photographs, and maps, shall be treated and disposed with appropriate dignity in accordance with the Treatment and Disposition Agreement (TDA) and Cultural Resources Monitoring and Treatment Plan (CRMTP). If agreement as to the treatment and disposition of cultural resources is not reached between the applicant, landowner, Lead Agency, and Soboba, the landowner or his authorized representative shall rebury the cultural resources with appropriate dignity on the property in a location not subject to further subsurface disturbance. The qualified archaeologist shall document any reburial of cultural resources on DPR 523 forms in accordance with the CRMTP.</p> <p>A final monitoring report shall be submitted to the City within 30 days of the end of monitoring activities. This mitigation measure, including the contact information of the qualified project archaeologist/archaeological monitor and Soboba tribal monitor, shall be incorporated</p>				<p>Eastern Information Center; and Review of Treatment and Disposition Agreement, Cultural Resources Monitoring and Treatment Plan, construction contract documentation, and final monitoring compliance report</p>		

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in all construction contract documentation and be implemented to the satisfaction of the City of Hemet Planning Department.						
<p>MM 3.5.10.1D Prior to the issuance of a grading permit, the City of Hemet shall verify that the following note is included on the project's Grading Plans:</p> <p>"If any suspected cultural resources are encountered during ground-disturbing activities and the archaeological monitor is not present, the construction supervisor is obligated to halt all ground disturbing work within 50 feet of the find and call the project archaeologist/archaeological monitor to the site to assess the significance of the find."</p>	City Planning Department	Once	Prior to issuance of any grading permit	Review of grading plans		Withhold grading permit(s)
<p>MM 3.5.10.2A: Prior to issuance of a grading permit, the applicant shall retain a qualified project paleontologist who shall prepare a Paleontological Resources Monitoring and Treatment Plan (PRMTP) to be implemented during ground-disturbing activity on the project site. The PRMTP shall include the provision of a trained paleontological monitor, monitoring methods and discovery protocol, and treatment and disposition of unanticipated paleontological resources, including proof of a written repository agreement between the landowner and a professional, fully accredited museum repository with permanent retrievable storage.</p> <p>The qualified paleontologist shall attend pre-grading meetings with the City to inform the grading and excavation contractors of the PRMTP and to consult with and instruct them with respect to its implementation. The PRMTP shall be submitted to the City of</p>	City Planning Department	Once	Prior to issuance of any grading permit	Review of the Paleontological Resources Monitoring and Treatment Plan and attendance at pre-grading meetings		Withhold Grading Permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Hemet Planning Department for review and approval prior to its implementation and prior to issuance of a grading permit.						
MM 3.5.10.2B: Prior to the issuance of a grading permit, the applicant shall provide evidence to the City of Hemet (City) that a qualified paleontological monitor shall be allowed to monitor and shall receive a minimum of 30 days advance notice of all mass grading and trenching activities. Paleontological monitoring shall commence once rough grading or any other ground disturbing activities reach five feet below grade based on coordination with the excavation contractor. If too few paleontological resources are encountered after approximately 50 percent of the remaining rough grading, the qualified project paleontologist shall have discretion to recommend to the City that paleontological resources monitoring get scaled back to a part time or spot-check basis in accordance with the PRMTP. The City, in consultation with the qualified paleontologist and applicant, shall determine the appropriate level of subsequent monitoring, during which time Mitigation Measures 3.5.10.2A, 3.5.10.2C, and 3.5.10.2D shall still apply. A final monitoring report shall be submitted to the City within 30 days of the end of monitoring activities. This mitigation measure, including the contact information of the qualified project paleontologist/paleontological monitor, shall be incorporated in all construction contract documentation and be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department and Project Paleontologist	Daily after excavation reaches 5 feet below surface for up to 50 percent of the remaining rough grading; then discretionary per the Project Paleontologist in consultation with the City and Applicant	Prior to issuance of any grading permit and during ground disturbing activities	Review of construction contract documentation and final monitoring compliance report		Withhold grading permit(s) and/or stop work order

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>MM 3.5.10.2C: If paleontological resources are discovered during ground disturbing activities, the paleontological monitor shall recover them. In consultation with the qualified project paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant, it shall be quickly removed and the area cleared for the resumption of construction. In instances where recovery requires an extended salvage time, the paleontological monitor shall be allowed to temporarily direct, divert, or halt grading within 100 feet of the encounter to allow recovery of fossils or fossil-bearing sediments in a timely manner. If the specimen is determined to be significant (e.g., vertebrate fossil(s) or fossil-bearing sediments representing new or rare species, geologic (temporal) and/or geographic range extensions, age-diagnostic taxa, and/or more complete specimens than are now available for their respective taxa), the project paleontologist/paleontological monitor shall notify the applicant and the City of Hemet (City) immediately.</p> <p>Recovered paleontological specimens, along with copies of pertinent field notes, photographs, and maps, shall be treated and disposed in accordance with the PRMTP, including preparation to a point of identification and permanent preservation, and washing of sediments to recover small invertebrates and vertebrates. The recovered fossils shall be diagnosed and curated into a professional, fully accredited</p>	<p>City Planning Department and Project Paleontologist</p>	<p>Daily after excavation reaches 5 feet below surface for up to 50 percent of the remaining rough grading; then discretionary per the Project Paleontologist in consultation with the City and Applicant</p>	<p>During ground disturbing activities</p>	<p>Evidence to the City appropriate buffers are established as necessary and Review of Paleontological Resources Monitoring and Treatment Plan, construction contract documentation, and final monitoring compliance report</p>		<p>Stop work order</p>

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>museum repository with permanent retrievable storage.</p> <p>A final monitoring report shall be submitted to the City within 30 days of the end of monitoring activities. This mitigation measure, including the contact information of the qualified project paleontologist/paleontological monitor, shall be incorporated in all construction contract documentation and be implemented to the satisfaction of the City of Hemet Planning Department.</p>						
<p>MM 3.5.10.2D Prior to the issuance of a grading permit, the City of Hemet shall verify that the following note is included on the project's Grading Plans:</p> <p>"If any suspected paleontological resources are encountered during ground-disturbing activities and the paleontological monitor is not present, the construction supervisor is obligated to halt all ground disturbing work within 100 feet of the find and call the project paleontologist/paleontological monitor to the site to assess the significance of the find."</p>	City Planning Department	Once	Prior to issuance of any grading permit	Review of grading plans		Withhold grading permit(s)
3.6 GEOLOGY AND SOILS						
<p>MM 3.6.10.1: Prior to the issuance of grading and building permits, the applicant shall provide to the City Engineering Division and City Building & Safety Department for review and approval detailed grading and construction plans that demonstrate the recommendations specified in project- and site-specific geotechnical investigation have been incorporated into the on-site earthworks and structures.</p>	City Engineering Division and City Building and Safety Division.	Once	Prior to Issuance of Grading and Building Plans Permits	Review of Grading and Building Plans		Withhold Grading and Building Permits

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>The project applicant and all contractors shall follow the recommendations of the geotechnical investigation, which include but are not limited to 1) a geotechnical grading plan review by the project geotechnical engineer prior to construction of the proposed project, 2) preparation of the project site via removal of surface obstructions, vegetation, and debris, 3) removal of unsuitable fill materials previously utilized as backfill for prior on-site and off-site improvements, 4) overexcavation of surficial units, including artificial fill, colluvium, and topsoil to competent ground as evaluated by a qualified engineering geologist during grading to ensure all unsuitable fill is removed prior to replacing it with properly compacted fill, 5) maintenance of properly compacted fill to near optimum moisture content, 6) construction of stabilization fill keyways to ensure slope stability and prevention of landslides, 7) immediate landscaping, irrigation, and maintenance of engineered slopes, 8) acceptability of all removal bottoms reviewed by a qualified engineering geologist or geotechnical engineer and documented in the as-graded geotechnical report, 9) construction of post-tensioned slab-on-grade foundation or conventionally reinforced foundation designed to resist expansive soils and settlement, 10) maintaining appropriate drainage and infiltration throughout the project site in accordance with regulatory requirements and 11) review by the project geotechnical engineer of any updated rough or precise grading or conventional retaining wall or foundation plans to ensure</p>						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>implementation of the recommendations in the geotechnical investigation, and 12) geotechnical observation and/or testing at the following stages of construction:</p> <ul style="list-style-type: none"> • During rough grading (removal/over-excavation bottoms, fill placement, etc.); • Geologic mapping of temporary backcuts; • During retaining wall backfill and compaction; • During utility trench backfill and compaction; • During precise grading; • After presoaking building pads and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete; • Preparation of pavement subgrade and placement of aggregate base; • After building and wall footing excavation and prior to placement of steel reinforcement and/or concrete; and • When any unusual soil conditions are encountered during any construction operation. <p>This measure shall be implemented to the satisfaction of the City Engineering Division and City Building & Safety Department.</p>						
3.7 HAZARDS AND HAZARDOUS MATERIALS						
MM 3.7.10.1: Prior to issuance of building permits, the Modified Project's Applicant	City Planning Department	Once	Prior to issuance of	City review of avigation easement;		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>shall provide evidence to the City of Hemet that the following measures are in place:</p> <ul style="list-style-type: none"> Avigation Easement. The Project Proponent shall grant to the County of Riverside an easement for free and unobstructed passage of all aircraft in the airspace over, through, across, and adjacent to the Project site. The easement shall be in a form substantially consistent with that provided in the Hemet-Ryan Airport Land Use Compatibility Plan and shall be approved by the City Attorney for the City of Hemet and the County Counsel for the County of Riverside and shall be duly recorded with the County Clerk to run with the title to all subdivided lots. This easement, in addition to providing certain rights to the airport to assure it continued operation, will also serve as notice to all prospective buyers of the location and potential impacts of the airport. Notice of Airport in Vicinity. The Riverside County Airport Land Use Commission <i>Notice of Airport in Vicinity</i> (Appendix F3) shall be provided to all prospective purchasers of the proposed lots and tenants of the homes thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final tract map. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraints Sheet (ECS) 	<p>and City Attorney</p>		<p>building permits</p>	<p>Real Estate Transfer Disclosure Statement; deed notice and/or Environmental Constraints Sheet of the final tract map; and model homes, sales brochures, and other potential items.</p>		

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>of the final tract map, if an ECS is otherwise required.</p> <ul style="list-style-type: none"> • Seller Disclosure. California Civil Code section 1102 "Disclosure Upon Transfer of Residential Real Estate" requires that a Real Estate Transfer Disclosure Statement (TDS) be completed by the Seller and acknowledged by the Buyer. The Project Proponent shall ensure that the TDS in Section 3: Easements and Section 11: Neighborhood Noise be completed to show the existence of the Avigation Easement and the presence of potentially significant noise impact from aircraft using Hemet-Ryan Airport. • Sales Material. The Project Proponent shall ensure that all model homes, sales brochures, and other potential items include notice of the nearby location of the airport and the presence of potential noise and safety impacts. 						
<p>MM 3.7.10.2: The Modified Project applicant, the City of Hemet, and owners of the Hemet-Ryan Airport shall coordinate with each other prior to issuance of building permits to discuss and potentially implement measures that will help reduce airport operations above the Modified Project site without compromising airport operations. Examples of measures that would reduce potential airport hazards to people residing and working on the Modified Project site include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Extended Pattern and Raise Pattern altitude. Many of the smaller aircraft using Runway (RW) 22 are able to turn 	City Planning Department	Once	Prior to issuance of building permits	City coordinate with the applicant and owners of the Hemet-Ryan Airport		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>soon after takeoff and fly the traffic pattern in locations very near the runway and at relatively low altitudes. (Less than 1,000 feet Above Ground Level [AGL]). By encouraging departing aircraft to maintain runway heading (straight out) until reaching the end of the runway or until reaching the end of airport property, they will achieve higher altitudes thus decreasing noise and potential safety hazards. Also, the pattern altitude is published at 1,000 feet AGL. Raising the published pattern altitude to 1,500 feet AGL will promote a similar effect.</p> <ul style="list-style-type: none"> Business Jet Noise Abatement Departure. Business jets have the greatest potential to create noise disturbance to ground population. A noise abatement departure procedure must be developed to have departing business jets maintain runway heading until reaching a certain altitude, e.g. 2,500 feet AGL. This will place flight tracks further from the project area, thus reducing noise; and it will place aircraft at higher altitudes before them being turning maneuvers that stress the aircraft, and thus decrease potential safety impacts. <p>As the Hemet-Ryan Airport is privately owned and operated and not part of the Modified Project, the owners of the Hemet-Ryan Airport would not be mandated to implement such measures.</p>						
<p>MM 3.7.10.3: Prior to issuance of grading permits, the Project Applicant shall provide</p>	City Engineer and City	Once	Prior to the issuance of	Submittal of a final Water		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>evidence to the City that the following performance standards are applied to all ground-level or aboveground water detention basins or facilities, including water quality management basins detailed in Project Design Feature 3.8-2:</p> <ul style="list-style-type: none"> • Maximum 48-hour detention period after the design storm and remain totally dry between rainfall events. • Vegetation around such facilities, such as red fescue (<i>Festuca rubra</i>), sedges (<i>Carex</i> sp.) and rushes (<i>Juncus</i> sp.), that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. • Trees shall be spaced to prevent contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries. • Landscaping in the detention basins, if not rip-rap, shall be in accordance with the guidance provided in Riverside County Airport Land Use Commission's <i>Landscaping Near Airports</i> brochure, and the <i>Airports Wildlife and Stormwater Management</i> brochure available at www.rcaluc.org and Appendix F2, which lists acceptable plants from Riverside County Landscape Guide, or other alternative landscaping as may be recommended by a wildlife hazard biologist (refer to Appendix F2). 	<p>Planning Department</p>		<p>grading permits</p>	<p>Quality Management Plan and Planting, Maintenance, and Management Plan for review and approval</p>		

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Slopes along portions of the basins designed to detain stormwater runoff shall be equal to or greater than 3:1. <p>The Final Water Quality Management Plan detailed in Plan, Policy, or Program 3.6-4 shall specify maintenance intervals for the water quality management basins to ensure the required 48-hour drawdown time following the design storm is maintained. In addition, the Project Applicant shall ensure that the Homeowner's Association (HOA) or similar entity prepare a Planting, Maintenance, and Management Plan for the water quality management basins prior to occupancy to eliminate seeding, shelter, and incompatible vegetation in accordance with the Riverside County Airport Land Use Commission's <i>Landscaping Near Airports</i> brochure and the <i>Airports Wildlife and Stormwater Management</i> brochure.</p>						
<p>MM 3.7.10.4: Prior to issuance of building permits for any structure with a top point elevation exceeding 1,535 feet above mean sea level, the Project Applicant shall either provide evidence of the issuance of a Determination of No Hazard to Air Navigation from the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) or shall demonstrate that evaluation by the FAA OES is not required due to distance from the runway exceeding 100 feet for every foot of elevation at top point of structure exceeding 1,499 feet above mean sea level.</p>	City Planning Department and City Building and Safety Division	Once for each phase	Prior to issuance of building permits for each phase	Review of Determination of No Hazard to Air Navigation from the Federal Aviation Administration Obstruction Evaluation Service		Withhold building permit(s)
<p>MM 3.7.10.5: Prior to issuance of building permits, the Project Applicant shall provide evidence to the City that no buildings shall</p>	City Planning Department and City	Once for each phase	Prior to issuance of building	Review of construction and building		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>exceed a height of 40 feet above ground level and a maximum elevation at top point of 1,553 feet above mean sea level. The Maximum height and top point elevation shall not be amended without further review by the Riverside County Airport Land Use Commission and the Federal Aviation Administration, provided, however, that reduction in structure height or elevation shall not require further review.</p> <p>Temporary construction equipment used during actual construction of the proposed structures shall not exceed 40 feet in height and maximum elevation of 1,553 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.</p>	Building and Safety Division		permits for each phase	<p>plans to ensure height restriction is incorporated into building design;</p> <p>and</p> <p>Evidence of notification to and approval from Federal Aviation Administration through the Form 7460-1 process for temporary construction equipment</p>		
<p>MM 3.7.10.6: Within five days after construction of the proposed building evaluated pursuant to Federal Aviation Administration (FAA) Aeronautical Study No. 2019-AWP-10893-OE reaches its greatest height (refer to Appendix F5), FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the Project Applicant or his/her designee and electronically filed with the FAA (go to https://oeaaa.faa.gov for instructions). This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure at the evaluated coordinate location. Although not required in accordance with FAA Aeronautical Study No. 2019-AWP-10893-</p>	City Planning Department and City Building and Safety Division	Once	Within five days of construction of building evaluated pursuant to Federal Aviation Administration Aeronautical Study No. 2019-AWP-10893-OE reaches its greatest height	Evidence to City that Notice of Actual Construction or Alteration submitted to Federal Aviation Administration and compliance with FAA Advisory Circular 70/7460-1 L Change 2 if applicable		Withhold occupancy permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
OE, any marking and/or lighting installed voluntarily by the Project Applicant for aviation safety shall comply with <i>FAA Advisory Circular 70/7460-1 L Change 2</i> and shall be maintained in accordance therewith for the life of the Project.						
<p>MM 3.11.10.6: Prior to issuance of Occupancy Permits, the Project Applicant shall provide evidence to the City that the following noise attenuation features have been incorporated into the construction of the on-site residential structures:</p> <ul style="list-style-type: none"> • Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped, and shall have a minimum Sound Transmission Classification (STC) rating of 27. Although a minimum STC rating of 27 will satisfy the City of Hemet requirements, upgraded windows with STC ratings of 30 to 32 for all lots are recommended to further reduce the interior noise levels and to minimize the potential noise impacts associated with peak pass-by events. • Doors: All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. • Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. 	City Planning Department and City Building and Safety Division	Once for review of construction plans and once for review of acoustical study	Prior to issuance of occupancy permits for the residential phase(s)	City review of construction plans and acoustical study		Withhold occupancy permits

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. Attic: Attic vents should be oriented away from Stetson Avenue and Warren Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents. Insulation with at least a rating of R-19 shall be used in the attic space. Ventilation: When any habitable room is in use, arrangements shall be such that circulated air is received when any exterior door(s) or window(s) are closed. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code. <p>Upon implementation of the noise attenuation features and prior to issuance of Occupancy Permits, the Project Applicant shall prepare an acoustical study to verify the interior noise levels from aircraft noise will comply with the countywide criterion of 45 dBA Community Noise Equivalent Level (CNEL) or such more restrictive criterion as the City of Hemet may choose to require. This measure shall be implemented to the</p>						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
satisfaction of the City of Hemet Planning Department.						
2008 Mitigation Measure HHM-1a: If during construction activities, on TMs 35392, 35393 and 35394 <u>the Modified Project site</u> any discolored soil, soils with an unusual odor, or undocumented subsurface structures are encountered during future development on the site, a qualified soil investigation professional shall investigate the soil, and if necessary procure samples for testing. Any contamination shall be properly remediated to residential standards in conjunction with an oversight agency (either Riverside County Fire Department <u>the Hemet Fire Department</u> or the California Department of Toxic Substances Control). If abandoned septic tanks, pits, or leach lines are uncovered, the Riverside County Department of Public Health shall be contacted to coordinate the proper abandonment of these features.	City Planning Department	Once	During construction	On-site inspection		Withhold building permit(s)
2008 Mitigation Measure HHM-5g: Any outdoor lighting installed <u>on the Modified Project site</u> shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky. <u>Outdoor lighting shall be downward facing.</u> All lighting plans should <u>shall</u> be reviewed and approved by the <u>Hemet-Ryan</u> airport manager <u>and the Riverside County Airport Land Use Commission</u> prior to <u>Modified Project</u> approval.	City Planning Department, Hemet-Ryan Airport Manager, and Riverside County Airport Land Use Commission	Once	Prior to issuance of building permit(s)	Review of lighting plans		Withhold building permit(s)
2008 Mitigation Measure HHM-5i: The following uses shall be prohibited from the <u>Modified Project</u> project site: <ul style="list-style-type: none">• Hazardous material facilities;	City Planning Department	Once	Prior to issuance of building permit(s)	Review of construction pans and on-site inspection		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Hazardous uses (e.g., aboveground storage tanks); • Outdoor stadiums; • Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in <u>an initial straight climb following takeoff or a straight final approach</u> toward an aircraft engaged in <u>a straight final approach toward a landing</u> at the Hemet-Ryan Airport, other than an FAA-approved navigational signal light or visual approach slope indicator; • Any use which would cause sunlight to be reflected toward an aircraft engaged in initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the Hemet-Ryan Airport; • Any use which would generate smoke or vapor or which could attract large concentrations of birds, or which may otherwise affect safe air navigation within the area; and • Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation; <u>and</u> • <u>Children's schools, hospitals, skilled nursing and care facilities, highly noise-sensitive outdoor nonresidential uses, and hazards to flight, and, in the Zone C portion of the property, all of the above,</u> 						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
plus libraries, daycare centers, theaters, meeting halls and other assembly facilities, and stadiums.						
3.8 HYDROLOGY AND WATER QUALITY						
Impacts related to hydrology and water quality will remain less than significant with implementation of project design features and compliance with existing regulatory policies; therefore, there are no Mitigation Measures related to hydrology and water quality.						
3.9 LAND USE AND PLANNING						
The SEIR did not identify significant impacts related to land use or planning; therefore, no Mitigation Measures are required.						
3.10 MINERAL RESOURCES						
The SEIR did not identify significant impacts related to mineral resources; therefore, no Mitigation Measures are required.						
3.11 NOISE AND VIBRATION						
MM 3.11.10.1: Prior to approval of grading plans and/or issuance of building permits, construction plans shall include a note indicating that noise-generating Modified Project construction activities shall only occur between the permitted hours on Monday through Friday between 6:00 a.m. to 6:00 p.m. from June 1 through September 30, and 7:00 a.m. to 6:00 p.m. from October 1 through May 31; Saturday activity is limited to between 7:00 a.m. to 6:00 p.m. with no activity allowed on Sundays. The Modified Project construction supervisor shall ensure compliance with the note, and the City shall conduct periodic inspection at its discretion. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department	Prior to approval of grading plans and/or issuance of building permits	Periodically as deemed appropriate	Site visit to confirm activities occur within stated hours		Stop work order
MM 3.11.10.2: If receiver location R6 is an inhabited noise-sensitive residential home at the time of Modified Project construction, the installation of a temporary noise control barrier, as shown in Figure 3.11.1, at the Modified Project site boundaries when	City Planning Department	Prior to the start of construction	Prior to the start of construction	Site visit to verify the required wall is in place prior to the start of		Stop work order

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>construction activities occur within 140 feet is required. The noise control barrier must present a solid face from top to bottom and be a minimum height of 6 feet.</p> <ul style="list-style-type: none"> The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, <i>Noise Barrier Design Handbook</i>). The noise barrier may be constructed using an acoustical blanket (e.g., vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts. The noise barriers must be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity. <p>This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</p>				construction operations		
<p>MM 3.11.10.3: During all Modified Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that</p>	City Planning Department	Once	Prior to the issuance of grading permits for each phase	Submittal of evidence the construction plans include the required measures		Withhold grading permits

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
emitted noise is directed away from the noise sensitive receptors nearest the Modified Project site. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.						
MM 3.11.10.4: During all Modified Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance (i.e., at the center) between construction-related noise sources and noise-sensitive receivers nearest the Modified Project site. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department	Once	Prior to the issuance of grading permits for each phase	Submittal of evidence the construction plans include the required measures		Withhold grading permits
MM 3.11.10.5: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (Monday through Friday between 6:00 a.m. to 6:00 p.m. from June 1 through September 30, and 7:00 a.m. to 6:00 p.m. from October 1 through May 31; Saturday activity is limited to between 7:00 a.m. to 6:00 p.m. with no activity allowed on Sundays). The Project Applicant shall prepare a haul route exhibit to design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.	City Planning Department	Prior to approval of grading plans and/or issuance of building permits	Periodically as deemed appropriate	Site visit to confirm activities occur within stated hours and review of haul route exhibit		Stop work order
MM 3.11.10.6: Prior to issuance of Occupancy Permits, the Project Applicant shall provide evidence to the City that the following noise attenuation features have	City Planning Department and City Building and Safety Division	Once for review of construction plans and once for review of acoustical study	Prior to issuance of occupancy permits for the residential phase(s)	City review of construction plans and acoustical study		Withhold occupancy permits

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>been incorporated into the construction of the on-site residential structures:</p> <ul style="list-style-type: none"> • Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped, and shall have a minimum Sound Transmission Classification (STC) rating of 27. Although a minimum STC rating of 27 will satisfy the City of Hemet requirements, upgraded windows with STC ratings of 30 to 32 for all lots are recommended to further reduce the interior noise levels and to minimize the potential noise impacts associated with peak pass-by events. • Doors: All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. • Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. • Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. • Attic: Attic vents should be oriented away from Stetson Avenue and Warren 						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <ul style="list-style-type: none"> Ventilation: When any habitable room is in use, arrangements shall be such that circulated air is received when any exterior door(s) or window(s) are closed. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code. <p>Upon implementation of the noise attenuation features and prior to issuance of Occupancy Permits, the Project Applicant shall prepare an acoustical study to verify the interior noise levels from aircraft noise will comply with the countywide criterion of 45 dBA Community Noise Equivalent Level (CNEL) or such more restrictive criterion as the City of Hemet may choose to require. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</p>						
<p>MM 3.11.10.7: Prior to the issuance of occupancy permits, the Project Applicant shall provide the City of Hemet a copy of a <i>Railroad and Airport Proximity Disclosure</i> that will be presented to prospective buyers of real estate within the Modified Project site. The <i>Railroad and Airport Proximity Disclosure</i> shall convey information to prospective buyers about railroad- and airport-associated annoyances or</p>	City Planning Department	Once	Prior to issuance of occupancy permits	Submittal of <i>Railroad and Airport Proximity Disclosure</i> to City		Withhold occupancy permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>inconveniences such as noise and/or vibration.</p> <p>The <i>Airport Proximity Disclosure</i> shall:</p> <ol style="list-style-type: none"> Contain the following language dictated by State law in conjunction with real estate transfer: <i>“NOTICE OF RAILROAD AND AIRPORT IN VICINITY: This property is presently located in the vicinity of a railroad and airport, and within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to railroad and airport operations (for example: noise and/or vibration). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what railroad and airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”</i> Include signs declaring the <i>NOTICE OF RAILROAD AND AIRPORT IN VICINITY</i> and a map of the Airport Influence Area to be prominently posted in the real estate sales office and/or other key locations at the project site. <p>This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</p>						
3.12 POPULATION AND HOUSING						
The SEIR did not identify significant impacts related to population and housing; therefore, no Mitigation Measures are required.						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
3.13 PUBLIC SERVICES						
The SEIR did not identify significant impacts related to public services; therefore, no Mitigation Measures are required.						
3.14 RECREATION						
The SEIR did not identify significant impacts related to recreation; therefore, no Mitigation Measures are required.						
3.15 TRAFFIC AND CIRCULATION						
MM 3.15.10.1: Payment of Fair-Share Costs. The project applicant shall be responsible for payment of the project’s Fair-Share Contribution for study area intersection improvements as shown on “Table 1-3: Summary of Intersection Improvements” contained in <i>Rancho Diamante (TTM No. 36841) Traffic Impact Analysis</i> , City of Hemet, Urban Crossroads, April 2018.	Community Development Director or designee	Once	Prior to the issuance of the grading permits for the first phase of development	Submittal of evidence required Fair-Share fees for the stated improvements have been fully paid		Withhold grading permit
MM 3.15.10.2: Warren Road/Esplanade Avenue (#22). The following improvement is necessary to reduce the Modified Project’s project specific impact to less than significant: <ul style="list-style-type: none"> The installation of a traffic signal. Construction of a northbound left-turn lane, southbound left-turn lane, eastbound left-turn lane, and westbound left-turn lane. 	City Engineer or designee	Once	Prior to issuance of the first occupancy permit	Installation of the identified improvement per the design approved by the City Engineer		Withhold occupancy permit
1979 EIR Air Quality Mitigation Measure 3: Provide for convenient bus stop locations.	City Planning Department	Once prior to issuance of the first occupancy permit for each phase	Prior to issuance of the first occupancy permit for each phase	Submittal of evidence Riverside Transit Agency bus stops serve the Modified Project site		Withhold occupancy permit(s)
1979 EIR Traffic Mitigation Measure 4: Promote ride-pooling (car-pools/van-pools)	City Planning Department	Once prior to issuance of the first	Prior to issuance of	Submittal of evidence to		Withhold occupancy permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
with regard to persons employed in any planned commercial and industrial activities. This would have the potential of reducing daily commuter traffic and onsite parking requirements.		occupancy permit for the commercial phase	the first occupancy permit for the commercial phase	City ride-pooling promotional materials are provided to businesses		
1979 EIR Traffic Mitigation Measure 5: Demand-responsive (dial-a-ride) public transit should be encouraged. Where practical small vans or busses should be used. Provision of a public transit system will reduce potential auto travel, and provide mobility to those residents who are either too young to drive, do not drive, no longer drive, or are not capable of bicycling.	City Planning Department	Once prior to issuance of the first occupancy permit for each phase	Prior to issuance of the first occupancy permit for each phase	Submittal of evidence to City public transit promotional materials are provided to project occupants		Withhold occupancy permit(s)
1979 EIR Traffic Mitigation Measure 6: The feasibility of expanding the Riverside Transit Agency's transportation service in the Hemet area should be considered.	City Planning Department	Once	Prior to issuance of the first occupancy permit	Submittal of evidence to City of coordination between the Applicant and Riverside Transit Agency		Withhold occupancy permit
1979 EIR Traffic Mitigation Measure 9: Provide separate bicycle and pedestrian travelways pathways throughout the project as a means of promoting alternative forms of movement. For safety, convenience and efficiency, these systems should be separated from the vehicular traffic system and from one another.	City Planning Department	Once prior to issuance of the first occupancy permit for each phase	Prior to issuance of the first occupancy permit for each phase	Installation of the identified improvement per the design approved by the City Engineer		Withhold occupancy permit(s)
1979 EIR Traffic Mitigation Measure 10: Establish land use patterns, intensities and relationships which would reduce vehicle trip making characteristics and promote the use of alternative modes of travel such as bicycles, walking and transit. For example,	City Planning Department	Once	Prior to the issuance of the grading permits for the first phase	Submittal of evidence residential uses are proposed next		Withhold grading permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
increased residential densities adjacent to the planned commercial activities and open spaces designed with integral bike paths and pedestrian ways.			of development	to commercial uses		
2008 Mitigation Measure AQ-07: Prior to the issuance of a grading permit, the developer shall provide a plan to the City listing the measures that will be used to encourage employee carpooling using measures recommended by the Riverside County Transportation Commission Inland Empire Commuter Services. Workers shall be informed in writing of the measures available, and a letter will be placed on file at the City documenting the extent of carpooling anticipated. <u>This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.</u>	City Planning Department	Once prior to issuance of grading permits for each phase	Prior to issuance of grading permits	Submittal of letter to the City documenting carpooling measures and extent of carpooling anticipated		Withhold grading permit(s)
2008 Mitigation Measure T-2a: The developer shall construct the following on-site roadway improvements as described on Exhibit 10-C of the Rancho Diamante Phase II Traffic Impact Analysis dated May 8, 2007, as determined by the City Public Works Department: <ul style="list-style-type: none"> Construct New Stetson Avenue at its ultimate half section width as an Urban Arterial from New Warren Road to Old Warren Road <u>along the Modified Project frontage</u> in conjunction with development. Construct New Warren Road at its ultimate half section width as a Major Roadway from New Stetson Avenue to the southerly project boundary <u>Warren Road</u> in conjunction with development. 	City Engineer or designee	Once	Prior to issuance of the first occupancy permit	Installation of the identified improvement per the design approved by the City Engineer		Withhold occupancy permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Construct Warren Road at its ultimate half section width as a Secondary Roadway from New Stetson Avenue to the southerly project boundary in conjunction with development. • Install a traffic signal at the intersection of Warren Road and New Stetson Avenue when warranted. • Install a traffic signal at the intersection of New Warren Road and New Stetson Avenue when warranted. • Install a traffic signal at the intersection of Warren Road and Mustang Way when warranted. • Left turns out of Driveway #1 on New Warren Road shall be prevented in the future when the through volumes on New Warren Road have increased to the point where the City deems the restriction necessary. • Left turns out of Driveway #2 on New Stetson Avenue shall be prevented in the future when the through volumes on New Stetson Avenue have increased to the point where the City deems the restriction necessary. • On site signing and striping shall be implemented in conjunction with detailed construction plans for the project site. • Sight distance at the project entrance shall be reviewed with respect to Caltrans and City of Hemet sight distance standards at the time of 						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>preparation of final grading, landscaping, and street improvement plans.</p> <ul style="list-style-type: none"> Provide stop sign controls at the project driveway that intersect with public roadways that do not meet traffic signal warrants. 						
3.16 UTILITIES						
<p>2008 Mitigation Measure U-2a: <u>During construction and operation activities, the proposed Modified Project shall provide evidence to the City of Hemet that The proposed project it will comply with all RWQCB wastewater treatment requirements. This measure shall be incorporated to the satisfaction of the City of Hemet Planning and Public Works Departments.</u></p>	City Planning and Public Works Departments	Once during construction and once during operation	Once during construction and once during operation	On-site Inspection		Stop work order and/or notice of violation
<p>2008 Mitigation Measure U-2b: <u>Prior to the issuance of building permits, development plans shall be provided to Eastern Municipal Water District EMWD, Southern California Edison, the Southern California Gas Company, Verizon, Metropolitan Water District of Southern California, Riverside County Flood Control District, and other local utilities as they become available. Coordination with these utility providers is required in order to facilitate engineering, design and construction of improvements necessary to provide water, electrical, natural gas, flood control, and telephone service to the project site. This measure shall be incorporated to the satisfaction of the City of Hemet Planning and Public Works Departments.</u></p>	City Planning and Public Works Departments	Prior to issuance of building permits for each phase	Prior to issuance of building permits for each phase	Evidence to the City development plans are submitted to specified utility companies		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>2008 Mitigation Measure U-2c: Prior to the issuance of building permits, the applicant shall comply with the guidelines provided by Southern California Gas and Edison, Metropolitan Water District of Southern California, and Riverside County Flood Control District. Compliance with such guidelines shall include coordination in regard to easement restrictions, construction guidelines, protection of pipeline, canal, and drainage channel easements, and potential amendments to right-of-way in the areas of any existing easements of these companies. This measure shall be incorporated to the satisfaction of the City of Hemet Planning and Public Works Departments.</p>	City Planning and Public Works Departments	Prior to issuance of building permits for each phase	Prior to issuance of building permits for each phase	Evidence to the City the Applicant incorporates applicable conditions prescribed by utility companies		Withhold building permit(s)
3.17 GREENHOUSE GAS EMISSIONS						
<p>MM 3.3.10.1: Prior to issuance of any grading permit, the applicant shall submit evidence to the City that all diesel-powered construction equipment greater than 150 horsepower shall be compliant with the United States Environmental Protection Agency and California Air Resources Board Tier 3 emissions standards. Only Tier 3 diesel-powered construction equipment greater than 150 horsepower shall be utilized throughout the construction of Phase 1 and Phase 2 of the Modified Project. Additionally, the applicant shall provide evidence to the City at least once every two weeks that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during</p>	City Planning Department	Once prior to issuance of the first grading permit for each phase and every two weeks during grading	Prior to issuance of grading permits	Review of equipment maintenance records and equipment design specification data sheets		Withhold grading permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
construction and subject to review by the City and the SCAQMD. This measure shall be implemented to the satisfaction of the City of Hemet Planning Department.						

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