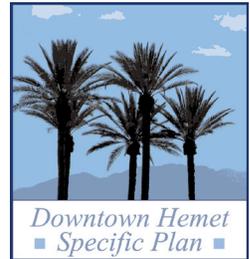


APPENDIX 4
Mitigation Monitoring & Reporting Program



This page intentionally left blank

**Mitigation Monitoring and Reporting Program
for the
Downtown Hemet Specific Plan Project
Initial Study/Mitigated Negative Declaration
City of Hemet, Riverside County, California**

State Clearinghouse No. 2017021071

Prepared for:
City of Hemet
445 E. Florida Avenue
Hemet, CA 92543
951.765.2790

Contact: Deanna Elliano, Community Development Director

Prepared by:
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
909.884.2255

Contact: Frank Coyle, Project Director
Charles Holcombe, Senior Project Manager

Date: March 9, 2017

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
3	Air Quality					
<p>MM AIR-1: Implement Construction Mitigation Measures.</p> <p>If project-level analysis for various development projects proposed under the Downtown Specific Plan reveals that construction-related regional emissions would exceed SCAQMD thresholds of significance, the applicant(s) and its contractor(s) shall implement all feasible mitigation measures to reduce maximum daily construction emissions to a less than significant level. Construction-related mitigation measures could include, but are not limited to:</p> <ul style="list-style-type: none"> • Use power poles or clean fuel generators rather than temporary power generation, wherever feasible. • Ensure that all construction equipment is properly tuned and maintained prior to and for the duration of on-site operation. • Limit idling time for material delivery and haul trucks and construction equipment not in use to a maximum of 5 minutes. • Develop for review, revision, and approval by SCAQMD a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. • Install diesel particulate filters or implement other ARB-verified diesel emission control strategies on all construction equipment to further reduce diesel PM emissions. • Use equipment during time when receptors are not present 		Notes on construction plans; site inspection	During site preparation and grading construction phases	City of Hemet Building Division and Engineering Department		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>(e.g., when school is not in session or during non-school hours, or when office buildings are unoccupied).</p> <ul style="list-style-type: none"> Schedule construction activities to limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time. 					
<p>MM-AIR 2: The following implement measures would reduce diesel PM exhaust emissions during construction. These measures include but are not limited to:</p> <ul style="list-style-type: none"> Use power poles or clean fuel generators rather than temporary power generation, wherever feasible. Ensure that all construction equipment is properly tuned and maintained prior to and for the duration of on-site operation. Limit idling time for material delivery and haul trucks and construction equipment not in use to a maximum of 5 minutes. Install diesel particulate filters or implement other ARB-verified diesel emission control strategies on all construction equipment to further reduce diesel PM emissions. Use equipment during time when receptors are not present (e.g., when school is not in session or during non-school hours, or when office buildings are unoccupied). Schedule construction activities to limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time. 	Notes on construction plans; site inspection	During site preparation and grading construction phases	City of Hemet Building Division and Engineering Department		
<p>MM AIR-3: Implement On-Site Construction Mitigation Measures.</p> <p>If project-level analysis (i.e., modeling construction with</p>	Notes on construction plans; site inspection	During project construction	City of Hemet Building Division and Engineering Department		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>CalEEMod and air dispersion modeling to determine health risk impacts at the nearest sensitive receptors) indicates that implementation of MM AIR-1 does not reduce health risk impacts to a less than significant level, individual development projects would be required to implement additional on-site measures to mitigate health risks. The applicant(s) and its contractor(s) shall implement all feasible additional on-site mitigation measures to reduce health risk impacts to a less than significant level. On-site construction-related mitigation measures could include but are not limited to:</p> <ul style="list-style-type: none"> • Equip nearby buildings with High Efficiency Particle Arresting (HEPA) filters systems at all mechanical air intake points to the building to reduce the levels of diesel PM that enter the buildings. • Temporarily relocate receptors during construction activities. • Plan construction phasing to be linear so that future construction activities continue to move further away from occupied land uses. • Establish staging areas for the construction equipment that are as distant as possible from off-site receptors. • Establish an electricity supply to the construction site and use electric-powered equipment instead of diesel-powered equipment or generators, where feasible. • Plan construction phasing to complete mass site grading and/or demolition, which generate the largest portion of diesel PM emissions, prior to occupancy of the project site. Future development should only require minimal site preparation activities to limit exposure of occupied land uses. 					

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4 Biological Resources					
<p>MM BIO-1: Preconstruction surveys for roosting and/or nesting bats will occur within 30-days of the removal of large trees or structures with potential for roosting of the western yellow bat. The preconstruction survey will focus on potential locations within the project area that have the potential to support roosting and/or nesting bats in structures or trees targeted for removal (i.e., large trees such as those in historic windrows, buildings, or other such structures). Structures or trees that are to be removed for project development will be surveyed by a qualified biologist for the presence of the western yellow bat species. If no bat roosts are detected, then no further action is required. If no large trees or structures are targeted for removal then preconstruction surveys will not be needed.</p> <p>This mitigation measure can be conducted in conjunction with MM BIO-2, preconstruction nesting bird survey.</p> <ul style="list-style-type: none"> If a colony of western yellow bats are found roosting within a structure or tree targeted for removal, then the following mitigation will be implemented: If nesting locations are identified during the maternity roosting season (typically May to August), a qualified biologist shall determine appropriate buffer zones and roosts must remain undisturbed, until the qualified biologist has determined the young bats are no longer roosting. If roosting is found to occur on-site, replacement roost habitat (e.g., bat boxes) shall be provided on-site for roosting sites removed. 	<p>Verify inclusion in project specifications, site inspection</p>	<p>Survey protocols within 30 days prior to the removal of large trees or structures</p>	<p>City of Hemet Planning Division</p>		
<p>MM BIO-2: Construction activities that occur during the nesting season (generally March 1 to August 31) would disturb nesting sites for birds protected by the Migratory Bird Treaty Act and the California Fish and Game Code. No action is necessary if no active nests are found or if construction occurs</p>	<p>Verify inclusion in project specifications, site inspection</p>	<p>During construction activities the occur during the nesting season (generally March 1 to August 31)</p>	<p>City of Hemet Planning Division</p>		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>during the non-breeding season (generally September 1 through February 14). Implementation of the following avoidance and minimization measures would reduce impacts to raptors and other nesting birds:</p> <ul style="list-style-type: none"> • To prevent impacts to MBTA-protected birds, nesting raptors, and their nests, removal of trees will be limited to only those necessary to construct the proposed project. • If any tree removal is necessary, vegetation removal or ground-disturbing activities then it will occur outside the nesting season between September 1 and February 14. If ground-disturbing activities or the removal of trees and vegetation cannot be removed outside the nesting season, pre-construction surveys will be conducted 3 days prior to tree removal to verify the absence of active nests. • If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the agencies deem disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. • A qualified biologist will delineate the buffer using Environmentally Sensitive Area fencing, pin flags, and or yellow caution tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently. 					

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
5	Cultural Resources					
	<p>MM CUL-1: Prior to development within a parcel located within the Planning Area, the Cultural Resources Overview and Sensitivity Maps shall be consulted to determine the sensitivity of the parcel to contain historic resources. If the parcel is designated as having a moderate to high potential for historic resources, a project-specific cultural resources investigation shall be conducted by a qualified architectural historian or historic resources specialist to document and evaluate any extant historic-age structures or features for eligibility to the California Register of Historical Resources (CRHR). If determined eligible, impacts to the resource from the proposed project shall be assessed in compliance with the California Environmental Quality Act (CEQA), with mitigation or avoidance measures developed for any significant impacts.</p> <p>If a parcel proposed for development is designated as having low potential for historic resources, a qualified archaeologist or architectural historian shall confirm that there are no historic-age resources on the parcel.</p> <p>Written documentation demonstrating compliance with this mitigation measure shall be submitted to the City for review and approval prior to the commencement of any ground-disturbing activities.</p>	Submittal of documentation; site inspection	Prior to development within a parcel located within the Planning Area	City of Hemet Planning Division		
	<p>MM CUL-2: Prior to development within a parcel located within the Planning Area, the Cultural Resources Overview and Sensitivity Maps shall be consulted to determine the sensitivity of the parcel to contain archaeological resources. If a parcel proposed for development is indicated as having a moderate potential for archaeological resources, a field survey of the parcel by a qualified archaeologist shall be conducted to determine if there is any surface evidence of either prehistoric or</p>	Submittal of documentation; site inspection	Prior to development within a parcel located within the Planning Area	City of Hemet Planning Division		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>historic archaeological materials. The survey report shall also re-assess the potential of the individual parcel to contain buried resources based on the results of the field survey and the proposed depth of excavation, and shall provide recommendations as to whether monitoring during ground-disturbing activities is warranted. The survey report shall be submitted to the City for review and approval prior to the commencement of any ground-disturbing activities.</p> <p>In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City of Hemet on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of CEQA criteria.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources, which may include avoidance or capping, recordation, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the City of Hemet</p>					

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>where they would be afforded long-term preservation to allow future scientific study. In the event that Native American cultural resources are inadvertently discovered during the course of ground disturbing activities, one or more of the following procedures in accordance with the California Environmental Quality Act, will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> a. Preservation in Place: Accommodate the process for onsite reburial of the discovered items with the Soboba Band of Luiseno Indians. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. Curation: Curation agreement with the Western Science Center, a qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal representatives for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. <p>The Soboba Band of Luiseño Indians requests that the following be included as mitigation:</p>					

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> Government to government consultation in accordance to SB 18, including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project shall be done as soon as new developments occur. The Soboba Band of Luiseño Indians shall be notified of all inadvertent discoveries. The Soboba Band of Luiseño Indians shall continue to be a consulting tribal entity for projects under the Hemet Downtown Specific Plan. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason, the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department be present during any ground-disturbing proceedings, including trenching, grading, excavations, surveys and archaeological testing. The Soboba Band of Luiseño Indians requests that proper procedures be taken and that requests of the tribe be honored (see Appendix D.2). 	<p>Notification of a qualified paleontologist; submittal of documentation; site inspection</p>	<p>In the event that fossils or fossil-bearing deposits are discovered during construction activities</p>	<p>City of Hemet Building Division and Engineering Department; and qualified paleontologist</p>		
<p>MM CUL-3: In the event that fossils or fossil-bearing deposits are discovered during construction activities that are shallower than 10 feet in depth, excavations within a 50-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed (in accordance with Society of Vertebrate Paleontology [1995] standards), evaluate the potential</p>					

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the Applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Hemet for review and approval prior to implementation, and the Applicant shall adhere to the recommendations in the plan.</p>					
<p>MM CUL-4: If human remains of any kind are found during development, the requirements of CEQA Guidelines Section 15064.5(e) and AB 2641 shall be followed. According to these requirements, all construction activities must cease immediately and the Riverside County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	<p>Notification of County Coroner; submittal of documentation; site inspection</p>	<p>In the event of the discovery of any human remains during ground-disturbing activities</p>	<p>City of Hemet Building Division and Engineering Department; Riverside County Coroner</p>		
<p>12 Noise</p>					
<p>MM NOI-1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for proposed future development within the Specific Plan area:</p>	<p>Verify inclusion in project specifications; site inspections</p>	<p>During construction activities</p>	<p>City of Hemet Building Division and Code</p>		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> At the time the grading permit application is submitted, the project applicant shall submit a construction noise mitigation plan to the City of Hemet for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul trucks trailers. On-site noise sources such as heavy equipment located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as possible. The noise attenuation measures identified in the plan shall be incorporated into the project. Hours of construction shall comply with those established in Section 30-32 of Division 1 of the City of Hemet’s Municipal Code. Those hours are weekdays from 6:00 a.m. through 6:00 p.m. during the months of June through September and from 7:00 a.m. through 6:00 p.m. during the months of October to May. Construction is permitted on Saturdays from 7:00 a.m. to 6:00 p.m. Construction is prohibited on Sundays. 			Enforcement Division		
<p>MM NOI-2: To reduce potential traffic and stationary source noise impacts, the following multi-part mitigation measure shall be implemented for the proposed Project:</p>	Approval of a site-specific noise impact analysis for any proposed residential land use development	Prior to or in conjunction with building plan check submittal	City of Hemet Planning Division		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> For any proposed residential land use development that would occur within 200 feet of Florida Avenue, State Street, or commercial/light industrial centers within the Specific Plan area would require site specific noise impact analysis to reduce potential traffic noise impacts. Prior to or in conjunction with building plan check submittal, the project applicant shall submit a site-specific noise impact analysis to the City of Hemet for review and approval for applicable projects. The noise analysis shall be prepared by a noise analyst professional with a minimum of 5 years of experience in noise impact analysis. The noise analysis shall detail design features that would reduce traffic and stationary source noise impacts to the proposed project to meet the City's maximum interior noise level standards for the proposed development. The noise attenuation measures identified in the analysis shall be incorporated into the project. 	<p>that would occur within 200 feet of Florida Avenue, State Street, or commercial/light industrial centers within the Specific Plan area</p>				
<p>16 Transportation/Traffic</p>					
<ul style="list-style-type: none"> MM TRANS-1: Prior to the issuance of building permits, new development shall pay a fair share to participate in the City's Development Impact Fees (DIF) and Transportation Uniform Mitigation Fee (TUMF) Fee programs as applicable for the following improvements. The City Engineering Department shall update its DIF and Capital Improvement Programs (CIP) to ensure that the improvements are included. Project-specific traffic analysis shall be required at the time of development approval to determine the fair-share fees or improvements required of the development. Palm Avenue (NS) at: <ul style="list-style-type: none"> - Acacia Avenue (EW) —#3 <ul style="list-style-type: none"> o Restripe west leg to provide additional EB approach lane and to create shared EB through/left turn lane and shared EB through/right turn lane 	<p>Verify payment of fair share fees</p>	<p>Prior to the issuance of building permits</p>	<p>City of Hemet Engineering Department</p>		

Table 1: Downtown Hemet Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> ○ Restripe east leg to provide additional EB receiving lane and to create shared WB through/left turn lane ● Gilbert Street (NS) at: <ul style="list-style-type: none"> - Devonshire Avenue (EW)—#4 - Acacia Avenue (EW)—#6 ○ Restripe south leg to create NB left turn lane and shared NB through/right turn lane ○ Restripe west leg to provide additional EB approach lane and to create shared EB through/left turn lane and shared EB through/right turn lane ○ Restripe east leg to provide additional EB receiving lane ● State Street (NS) at: <ul style="list-style-type: none"> - Menlo Avenue (EW)—#7 - Kimball Avenue (EW)—#12 - Acacia Avenue (EW)—#13 ○ Widen west leg to create one EB left, one EB through, and one EB right turn lane ○ Restripe east leg to create one WB left, one WB through, and one WB right turn lane ○ Modify east & west approaches to protected phasing ○ Restrict east and west approaches to right turn only during peak hours ○ Restripe west leg to create one EB left turn lane and one shared EB through/right turn lane ○ Extend painted red curb along WB approach to first driveway east of the intersection ○ Restripe east leg to create one WB left turn lane and one shared WB through/right turn lane ○ Modify east & west approaches to protected traffic signal phasing 					