



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR River Oaks Ranch II (“Project”) – TTM-36889 and TTM-36890

1. **Project Case Number(s):** TTM-36889 and TTM-36890
2. **Project Title:** River Oaks Ranch II (“Project”)
3. **Lead Agency:** City of Hemet, Planning Department
H.P. Kang, Principal Planner
445 E. Florida Avenue
Hemet, CA 92543-4209
(951) 765-2456
HKang@cityofhemet.org

4. **Project Sponsor:**

Applicant

Blaine Womer
Blaine Womer Civil Engineering
41555 E. Florida Avenue, Suite G
Hemet, CA 92544
(951) 658-1727
blaine@bawce.com

Property Owner

Myrna Frame
River Oaks Ridge, L.P.
800 S. Pacific Coast Highway, #8-511
Redondo Beach, CA 90277
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curtismyrna@verizon.net

5. **Project Location:**

The Project site is located at the northwest corner of Elk Street and Thornton Avenue (TTM-36889) and the northeast corner of Elk Street and Thornton Avenue (TTM-36890), in the City of Hemet, California, as shown in Figure A. Both tentative maps lie in Section 21, Township 5 South, Range 1 West, San Bernardino base and meridian and are comprised of Tax Assessor parcel numbers 464-270-003, 004, 008, and 009.

[PROJECT NAME AND NUMBERS]					
Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
BIOLOGICAL RESOURCES					
MM BIO-1	All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day pre-construction survey. Thirty days prior to any demolition, earth movement, or grading, the developer shall ensure a pre-construction survey for burrowing owl has been performed to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the Project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg-laying or chick-rearing is not taking place. A qualified biologist must make this determination.	Developer	Thirty days Prior To All Demolition, Earthmoving, and/or Grading	Planning shall ensure that survey has been received before approving grading plan	

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REMARKS:					
MM BIO-2	<p>Prior to any ground disturbance:</p> <ul style="list-style-type: none"> If the start of construction occurs between February 1 and August 31, then the developer shall hire a qualified biologist to conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. “Construction” includes a selection of staging areas, demolition, tree, trash and debris removal, placement of equipment and machinery on to the site preparatory to grading, and any other project-related activity that increases noise and human activity on the project site beyond existing levels. Emergency measures are exempt from this definition. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or 	Developer	Prior To All Demolition, Earthmoving, and/or Grading	Planning shall ensure that survey has been received before approving grading plan	

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<p>(b) the juveniles from the occupied nests are capable of independent survival.</p> <p>If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.</p>						
REMARKS:						
CULTURAL RESOURCES						
MM CR-1	<p>Prior to grading permit issuance the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project and provide the City with a copy of the executed agreement. The TDA may establish provisions for tribal monitors.</p>	Developer	Prior to Grading Permit Issuance	<p>Planning shall ensure that TDA has been received before approving grading plan</p>		
REMARKS:						
MM CR-2	<p>In the event that archaeological/cultural resources</p>	Developer, Archaeologist	Monitor During All Earthmoving	The City shall review as		

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and/or human remains (see MM CR-3) are discovered, the developer shall notify the City and retain a qualified archaeologist to prepare an Archaeological Mitigation and Monitoring Plan (AMMP). The AMMP shall include the monitoring of all ground-disturbing activities and shall include a protocol for the mitigation and significance testing of inadvertent archaeological finds. A copy of the AMMP shall be provided to the City for the case file, and the archaeologist shall keep the Soboba Band of Luiseño Indians, and the City updated with regular reports.			Activity	needed		
REMARKS:						
MM CR-3	In the event of the discovery of human remains, the County coroner shall be immediately notified. If human remains of Native American origin are discovered during ground-disturbing activities, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).	Developer, Archaeologist and Tribal Monitors	Monitor During All Earthmoving Activity	Once City is notified Planning shall follow the process		

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	Section 7050.5 requires that excavation be stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the California Native American Heritage Commission, and the Soboba Band of Luiseño Indians shall be notified, and appropriate measures provided by State law shall be implemented to determine the most likely living descendant(s). Disposition of the remains shall be overseen by the most likely living descendants to determine the most appropriate means of treating the human remains and any associated grave artifacts.					
REMARKS:						
GEOLOGY AND SOILS						
MM GEO-1	The developer shall ensure that the recommendations of the Geotechnical Report prepared by Sladden Engineering, shall be followed through site preparation and building construction. A Geotechnical Engineer shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surface after clearing, and placement, treatment, and compaction of fill material.	Developer and Geotechnical Engineer	During Site Demolition, Grading, Preparation, and Construction	City Engineer during inspections		

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REMARKS:						
MM GEO-2	The developer shall submit an updated geotechnical soils reports covering the imported soils to the site, to the Engineering Department for review and approval prior to issuance of a grading permit.	Developer and Geotechnical Engineer	After soils have been imported	City Engineer during inspections		
REMARKS:						
MM PALEO-1	If paleontological resources are encountered during grading, the developer shall require ground disturbance activities to cease so that a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate, and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the appropriate authorities for collection.	Developer	Monitor During All Earthmoving Activity	Once City is notified Planning shall follow the process		
REMARKS:						
NOISE						
MM NOI-1	Attic vents that directly face subject roadways, shall include an acoustical baffle to prevent vehicle noise intrusion. The Contractor may install similar measures to provide noise reduction.	Developer	Prior to Building Permit Issuance	Planning shall verify on SPDR submittal		

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REMARKS:						
MM NOI-2	For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have positive seal and leaks/cracks must be kept to a minimum.	Developer	Prior to Building Permit Issuance	Planning shall verify on Plan Check set of plans		
REMARKS:						
MM NOI-3	All cracks or leaks shall be minimized, any partition with a gap or hole will allow noise to flank and penetrate partition.	Developer	Prior to Building Permit Issuance	Planning shall verify on Plan Check set of plans		
REMARKS:						
MM NOI-4	Construction shall only occur Monday through Friday between the hours of 6:00 a.m. and 6:00 p.m. from June 1 through September 30, and between the hours of 7:00 a.m. and 6:00 p.m. from October 1 through May 31. Construction is allowed on Saturdays between the hours of 7:00 a.m. and 6:00 p.m. year-round. Construction on Sundays is prohibited.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well, any noise complaints shall be processed.		
REMARKS:						
MM NOI-5	During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well, any noise complaints shall be processed.		
REMARKS:						
MM NOI-6	The contractor shall locate equipment	Developer	Monitor During	City Engineer		

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staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.			All Earthmoving and Construction Activity	and Building Inspectors shall monitor during inspections. As well, any noise complaints shall be processed.		
REMARKS:						
MM NOI-7	Idling equipment shall be turned off when not in use.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well, any noise complaints shall be processed.		
REMARKS:						
MM NOI-8	Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well, any noise complaints shall be processed.		
REMARKS:						
TRANSPORTATION						
MM TRAF-1	The applicant shall participate in the funding or construction of off-site improvements that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation	Developer	Prior to Building Permit Issuance	Building will ensure the appropriate fees are collected		

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Fees (TUMF) and City of Hemet Development Impact Fees (DIF) or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases.						
REMARKS:						
MM TRAF-2	PRIOR TO FINAL MAP RECORDATION: The applicant shall deposit with the Engineering Department, a fair share contribution for 50% of the estimated cost, at the time of deposit, to signalize the intersection of Elk Street and Stetson Avenue and all necessary improvements.	Developer	Prior to Final Map Recordation	Engineering will ensure the appropriate funding is collected		
REMARKS:						
MM TRAF-3	PRIOR TO RELEASE OF SECURITY (BONDS): The Applicant shall verify that the City has collected sufficient fair share contributions, or other funds, to install traffic signals at the intersection of Elk Street and Stetson Avenue and all other necessary improvements to safely and adequately signalize the intersection. Should the City have sufficient funds, the Applicant shall install traffic signals at the intersection of Elk Street and Stetson Avenue and all other necessary improvements to safely and	Developer	Prior to the release of security (bonds)	Engineering will ensure the appropriate funding is collected		

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	adequately signalize the intersection.					
REMARKS:						
MM TRAF-4	Prior to any lane closure or detour, the Owner/Applicant shall submit a Construction Traffic Management Plan per the California M.U.T.C.D., for review and approval by the City Engineer. The plan shall include, but not be limited to, signing, truck routes per the City of Hemet Approved Truck Route and Parking Map, and dirt hauling hours per Municipal Code Sections 67-10 and 67-11 of the City of Hemet Municipal Code.	Developer	Prior to Grading Permit Issuance	Engineering and Planning will review and approve the Haul Route Plan		
REMARKS:						
TRIBAL CULTURAL RESOURCES						
See MM CR-1 through MM CR-3 & MM PALEO-1						
REMARKS:						
WILDFIRE						
See MM TRAF-4						
REMARKS:						