



# MITIGATION MONITORING AND REPORTING PROGRAM

## INTRODUCTION

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

### **Stetson Corner Project**

The MMRP has been prepared for this project by the City of Hemet in compliance with State law and the Environmental Impact Report (EIR) (State Clearinghouse No. 2020031032).

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 outlines mitigation measures and their implementation prescribed in the June 2021 EIR for the approved Project.

## 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 approved 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.



## MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

**Project Name:** Stetson Corner (CUP No. 19-009 & SDR No. 19-010)

**Applicant:** Sage Investco, LLC

**Prepared by:** City of Hemet

**Date:** July 1, 2021

Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<b>Mitigation Measures</b>						
<b>Air Quality</b>						
<p><b>MM-AQ-1:</b> Prior to the issuance of grading or building permits for the project, the City shall verify the following condition is included in the conditional use permit:</p> <p>Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 75 horsepower or greater diesel-powered equipment are powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines, except where the project applicant establishes to the satisfaction of the City of Hemet (City) that Tier 4 Interim equipment is not available.</p> <p>An exemption from this requirement may be granted by the City if (1) the City documents equipment with Tier 4 Final engines are not reasonably available, and (2) the required corresponding reductions in criteria air pollutant emissions can be achieved for the project from other combinations of construction equipment. Before an exemption may be granted, the construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in City of Hemet/Riverside County were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within City of Hemet/Riverside County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method and documentation provided to the City to confirm that necessary project-generated emissions reductions are achieved.</p>	City Planning Division	Once	Prior to issuance of the Building Permit and prior to the start of construction	Submittal of evidence to the City		Withhold Building Permit
<b>Biological Resources</b>						
<p><b>MM-BIO-1:</b> Prior to the issuance of a grading permit, the City shall verify the grading plan states the following language in the notes section:</p> <p>Prior to initiation of construction activities, a burrowing owl pre-construction survey shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading) in order to ensure that no burrowing owls have colonized the project site. A minimum of one survey site visit within the described time frame prior to disturbance is required to confirm presence or absence of owls on</p>	City Planning Division and Qualified Biologist	Within 30 days prior to the first ground disturbance, repeat when undisturbed for 30 days	Prior issuance of a grading permit	Submittal of grading plan to the City for verification		Withhold grading permit and/or stop work order

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<p>the site. Pre-construction surveys shall be conducted by a Qualified Biologist. A Qualified Biologist is defined as a person with a B.S. in Wildlife Biology or related field, with two years of field experience in the Southern California region.</p> <p>If surveys confirm occupied burrowing owl habitat is located within the impact footprint or within 500 feet of the impact footprint, avoidance measures shall be implemented consistent with the requirements of the Multiple Species Habitat Conservation Plan. If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p> <p>If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary.</p>						
<p><b>MM-BIO-2:</b> Prior to the issuance of a grading permit, the City shall verify the grading plan states the following language in the notes section:</p> <p>To maintain compliance with the California Fish and Game Code, if ground disturbance and/or vegetation clearance activities are scheduled to occur during the avian nesting season (January 1 and August 31), a pre-construction nesting bird survey shall be conducted by a Qualified Biologist within the project footprint and a 500-foot buffer around the project footprint. A Qualified Biologist is defined as a person with a B.S. in Wildlife Biology or related field, with two years of field experience in the Southern California region. Surveys shall be conducted within 3 days prior to initiation of activity and will be conducted between dawn and noon. The pre-construction surveys shall be conducted between January 1 and August 31 during the typical breeding season, or as determined by the Qualified Biologist depending on weather conditions or other factors that may affect the breeding season.</p>	City Planning Division and Qualified Biologist	Within 3 days prior to initiation of activity, and potentially during construction depending on results	Prior to issuance of a grading permit	Submittal of grading plan to the City for verification		Withhold grading permit and/or stop work order

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<p>If an active nest is detected during the nesting bird survey, avoidance buffers shall be implemented as determined by a Qualified Biologist. The buffer will be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area or otherwise buffered). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.</p>						
<b>Cultural Resources</b>						
<p><b>MM-CR-1:</b> Prior to ground disturbing activity, the applicant shall retain a registered professional archaeologist (RPA). The project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.</p>	City Planning Division and Project Archaeologist	Once	Prior to issuance of a Grading Permit	Submittal of letter to the City that Project Archeologist has been retained		Withhold grading permit(s) and/or stop work order
<p><b>MM-CR-2: Prior to issuance of grading permits,</b> a Cultural Resource Management Plan (CRMP) shall be developed by the Project Archaeologist, in consultation with the Soboba Band of Luiseno Indians, the contractor, and City, to address the documentation process for discovered resources, temporary storage of the items, limited non-destructive analysis, treatment and final disposition in accordance with CR-4. Significance of resources shall be determined using the 2021 CEQA Guidelines and California Public Resources Code (14 CCR 15064.5[f], California PRC Section 21082). The CRMP will be subject to the approval of the City. Details in the Plan shall include:</p> <ol style="list-style-type: none"> <li>a. The protocols and stipulations to be followed in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> <li>b. Treatment of inadvertent discoveries limited to basic recordation and non-destructive analysis</li> <li>c. Pre-grading meeting with the City, the construction manager and any contractors, including but limited to a mandatory Workers Environmental Awareness Training (WEAP) to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who</li> </ol>	City Planning Division and Project Archaeologist	Once	Prior to issuance of a Grading Permit	Provide CRMP and WEAP to the City signed by both the Project Archaeologist and the Soboba Band representative		Withhold grading permit(s)

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to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.						
<b>MM-CR-3:</b> Prior to the issuance of a grading permit, and prior to the commencement of ground disturbing activity, the applicant shall secure an agreement with the Soboba Band of Luiseno Indians for Tribal Monitoring and the Treatment and Disposition of all tribally associated artifacts discovered within the project boundaries. Native American Monitor(s) from the Soboba Band of Luiseno Indians shall conduct monitoring of all initial ground disturbing activities associated with the project. The Native American Monitor(s) shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction.	City Planning Division	Once	Prior to issuance of a grading permit	Provision of an evidentiary letter or the Agreement to the City signed by both the Project Archaeologist and the Soboba Band representative		Withhold grading permit
<b>MM-CR-4:</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed. Evidence of such shall be provided to the City: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place is defined as avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of the Soboba Band of Luiseno Indians. The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Soboba Band of Luiseno Indians prior to certification of the environmental document.	City Planning Division and Project Archaeologist	If cultural resources are found during grading	Project Archaeologist notifies City within 24 hours of discovery	Evidence to the City that appropriate steps have been taken to protect discovered resources		Stop work order if necessary
<b>MM-CR-5:</b> Discovery of Human Remains: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains(or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Hemet Planning Department immediately. The coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, 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). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his	City Planning Division and Project Archaeologist	Daily during grading	Within 24 hours of discovery of human remains onsite	Archaeologist to notify City and City acknowledge notification that human remains were found onsite  Tribal representatives acknowledge that human remains are of Native American origin if necessary		Withhold grading permit(s) and/or stop work r

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<p>or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts, in consultation with the property owner and the lead agency.</p>						
<b>Geology and Soils</b>						
<p><b>MM-GEO-1:</b> Prior to issuance of a grading permit, the applicant shall provide a letter from a qualified paleontologist that demonstrates that the qualified professional paleontologist has been retained to prepare a paleontological monitoring plan, attend the project pre-construction meeting, and to implement the monitoring plan. A Qualified Professional Paleontologist is defined as a person who has a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology); has a demonstrated knowledge of Southern California paleontology and geology; and has documented experience performing professional paleontological procedures and techniques. A Qualified Paleontological Resource Monitor is defined as an individual with at least one year of experience in field identification and collecting of fossil materials. The project Qualified Professional Paleontologist or Monitor shall attend the pre-excavation meetings with representatives of the lead agency, the developer or project proponent, and contractors to explain the importance of fossils, the laws protecting fossils, the need for mitigation, the types of fossils that might be discovered during excavation work, and the procedures that should be followed if fossils are discovered. The monitoring plan shall include the following performance standards at a minimum:</p> <ol style="list-style-type: none"> <li>1) A Paleontological Monitoring Plan shall be prepared and approved by the Qualified Professional Paleontologist retained for the project prior to the pre-construction meeting. The Paleontological Monitoring Plan shall include a literature search, record search, and, as needed, consultation information based on coordination with other paleontologist who have completed monitoring for other projects within the area south of Johnston Avenue in the City of Hemet.</li> <li>2) A qualified professional paleontologist or a paleontological resource monitor under the direction and supervision of a qualified professional paleontologist, shall be on site during original cutting of Pleistocene-age alluvial deposits. The qualified professional paleontologist or a paleontological resource monitor shall follow the Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (Society of Vertebrate Paleontology 2010; Available at: <a href="http://vertpaleo.org/The-Society/Governance-Documents/SVP_Impact_Mitigation_Guidelines.aspx">http://vertpaleo.org/The-Society/Governance-Documents/SVP_Impact_Mitigation_Guidelines.aspx</a>).</li> <li>3) Monitoring of the noted geologic unit may be either increased or decreased after the original cutting depending upon if on-going grading activities would involve cut into native Pleistocene-age alluvium deposits, as determined by the qualified paleontologist. After 50% of excavations are complete in either an area or rock unit and no fossils of any kind have been discovered, the level of monitoring can be</li> </ol>	<p>City Planning Division and Project Paleontologist</p>	<p>Once prior to issuance of any grading permit, and ongoing during grading</p>	<p>Prior to issuance of any grading permit</p>	<p>Submittal of letter to the City that paleontologist has been retained</p> <p>Provision of paleontological monitoring plan in accordance with measure</p> <p>Provision of final monitoring compliance report</p>		<p>Withhold grading permit and/or stop work order, and and/or certificate of occupancy</p>

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<p>reduced or suspended entirely at the project paleontologist's discretion.</p> <p>4) In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of one hour to two days). All collected fossil remains shall be cleaned, sorted, cataloged and deposited in an appropriate paleontological repository as defined by the Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (Society of Vertebrate Paleontology 2010) at the applicant's expense.</p> <p>5) A Final Monitoring Report (with a map showing fossil site locations) summarizing the results, analyses, and conclusions of the above-described monitoring/recovery program shall be submitted to the City of Hemet within three months of terminating monitoring activities. The final report should emphasize the discovery of any new or rare taxa, or paleoecological or taphonomic significance. A complete set of field notes, geologic maps, stratigraphic sections, and a list of identified specimens must be included in or accompany the final report. This report should be finalized only after all aspects of the mitigation program are completed, including preparation, identification, cataloging, and curatorial inventory. The final report (with any accompanying documents) and repository curation of specimens and samples constitute the goals of a successful paleontological resource mitigation program. Full copies of the final report should be deposited with both the lead agency and the repository institution with the request that all locality data remain confidential and not made available to the general public.</p>						
<b>Transportation</b>						
<p><b>MM-TRA-1:</b> Prior to issuance of an occupancy permit, the project applicant shall provide the re-striping of the westbound left-turn lane to accommodate additional vehicle storage. The existing turn lane along Stetson Avenue shall be re-striped to extend the westbound left-turn lane to approximately 175 feet, which would thereby eliminate the potential safety hazards associated with queuing.</p>	City Planning Division	Once	Prior to issuance of an occupancy permit	Site verification by City of roadway improvements		Withhold occupancy permit
<b>Compliance Measures</b>						
<b>Aesthetics</b>						
<p><b>CM-AES-1:</b> Prior to the issuance of building permits, the City shall confirm the proposed project conforms to the City of Hemet Commercial Design Guidelines.</p>	City Planning Division	Once	Prior to issuance of building permits	Submittal of building plans to the City for verification		Withhold building permit
<p><b>CM-AES-2:</b> Prior to issuance of any demolition or construction permit that involves removal of street trees, the City shall verify conformance with the City of Hemet Municipal Code Section 66-95(d), Inspection, maintenance and removal related to street trees.</p>	City Planning Division	Once	Prior to issuance of any demolition or construction permits involving removal of street trees	Submittal of construction plans to the City for verification		Withhold demolition or construction permits
<p><b>CM-AES-3:</b> Prior to the issuance of building permits, the City shall confirm lighting conforms to the City of Hemet Municipal Code Section 90-1046(e), Exterior lighting.</p>	City Planning Division	Once	Prior to issuance of building permits	Submittal of building plans to the City for verification		Withhold building permit

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<b>CM-AES-4:</b> Prior to the issuance of building permits, the City shall confirm signage conforms to the City of Hemet Municipal Code. This includes Municipal Code Section 90-1248(4), Design, material, construction and maintenance standards; Section 90-1273, Permanent signs for automobile service stations and drive-in restaurants; Section 90-1271, Permanent signs permitted in manufacturing zones (M-1 and M-2); and Section 90-1251(g), LED display board signs	City Planning Division	Once	Prior to issuance of building permits	Submittal of building plans to the City for verification		Withhold building permit
<b>CM-AES-5:</b> Prior to the issuance of grading permits for the western area of the property near Sanderson Avenue, the City shall confirm the streetscape design conforms to the Scenic Highway Setback Manual.	City Planning Division	Once	Prior to issuance of grading permits	Submittal of grading plans to the City for verification		Withhold grading permit
<b>CM-AES-6:</b> Prior to the issuance of building permits, the City shall confirm landscaping conforms to the City of Hemet Landscape Design Guidelines.	City Planning Division	Once	Prior to issuance of building permits	Submittal of landscape plans to the City for verification		Withhold building permit
<b>CM-AES-7:</b> Prior to the issuance of building permits, the City shall confirm lighting conforms to the City of Hemet Municipal Code Section 90-1424(j), Off-Street Parking, Illumination, and the City of Hemet Public Works Department Standard Specifications.	City Planning Division	Once	Prior to issuance of building permits	Submittal of building/lighting plans to the City for verification		Withhold building permit
<b>Air Quality</b>						
<b>CM-AQ-1:</b> The project shall be constructed to meet the California Building Code, including Title 20 Standards, CALGreen Code (Title 24, Part 11) and California Energy Code (Title 24, Part 6) requirements. This includes conformance with the provision of designated preferred parking spaces for low-emitting, fuel-efficient and carpool/vanpool vehicles (see CBC Table 5.106.5.2; 6 spaces marked "Clean Air/Vanpool/EV" for the project) as well as EV Ready spaces (see CBC Table 5.106.5.3.3; 4 spaces for the project). In addition, bike parking shall be required per CBC 5.106.4.1 (5% of the number of parking spaces, which is 4 spaces).	City Planning Division	Once	Prior to issuance of construction permits	Submittal of building plans to the City for verification		Withhold construction permits
<b>Biological Resources</b>						
<b>CM-BIO-1:</b> Prior to issuance of building permits, the project applicant shall pay the applicable Multiple Species Habitat Conservation Plan (MSHCP) Development Mitigation Fee and the applicable Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) Development Mitigation Fee.	City Planning Division	Once	Prior to issuance of building permits	Submittal of proof of fee payment to the City for verification		Withhold building permits
<b>Geology and Soils</b>						
<b>CM-GEO-1:</b> Prior to the issuance of any grading or building permit, it shall be confirmed that future building plans shall be prepared in accordance with the American Society of Civil Engineers (ASCE) 7-16 Standard and the California Building Code Chapter 18, including (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Such information shall be documented in a design-level geotechnical evaluation. Future building plans shall also specifically confirm to the California Green Building Standards Code standards.	City Planning Division	Once	Prior to issuance of any grading or building permit	Submittal of building plans and design-level geotechnical evaluation to the City for verification		Withhold grading and/or building permits

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<b>Greenhouse Gas Emissions</b>						
<b>CM-GHG-1:</b> Buildings shall be constructed to meet the California Building Code, including Title 20 Standards, CALGreen Code (Title 24, Part 11) and California Energy Code (Title 24, Part 6) requirements. This includes CALGreen Code requirements for construction waste reduction, disposal, and recycling, including the requirement to recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2, or 5.408.1.3.	City Building Division	Once	Prior to issuance of construction permits	Submittal of building and construction plans to the City for verification		Withhold construction permits, issue code compliance violation
<b>CM-GHG-2:</b> Lighting shall meet energy efficiency requirements adopted pursuant to AB 1109.	City Building Division	Once	Prior to issuance of building permits	Submittal of building/lighting plans to the City for verification		Withhold building permit, issue code compliance violation
<b>CM-GHG-3:</b> Landscaping shall comply with the Model Water Efficient Landscaping Ordinance (CCR, Title 23, Division 2, Chapter 2.7.).	City Planning Division City Planning Division	Once, ongoing	Prior to issuance of building permits	Submittal of landscape plans to the City for verification		Withhold building permit, issue code compliance violation
<b>CM-GHG-4:</b> Construction and operations shall comply with the California Air Resources Board (CARB) requirements, including those related to refrigerants (CCR, Title 17, Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 5.1, Section 95380 et seq.), aerosol coating products (CCR, Title 17, Division 3, Chapter 1, Subchapter 8.5.), CARB In-Use-Off-Road Diesel Vehicle Regulations.	City Planning Division City Planning Division	Once, ongoing	Prior to issuance of construction permit	Submittal of construction plans to the City for verification, ongoing CARB permit checks		Withhold construction permits, issue code compliance violation
<b>CM-GHG-5:</b> Commercial uses shall comply with the Mandatory Commercial Recycling (AB 341) requirements.	City Planning Division	Ongoing during operation	Ongoing during operation	Ongoing via CUP		Issue code compliance violation
<b>Hydrology and Water Quality</b>						
<b>CM-HYD-1:</b> Prior to the issuance of a grading permit, the applicant shall prepare a Stormwater Pollution Prevention Plan in accordance with Order Number R8-2010-003, National Pollutant Discharge Elimination System Permit Number CA18033, as amended.	City Planning Division City Engineering Department	Once, ongoing compliance during operations	Prior to issuance of grading permit, ongoing	Submittal of SWPPP to the City for verification		Withhold grading permit
<b>CM-HYD-2:</b> Prior to the issuance of a building permit, the applicant shall prepare final project-specific Storm Water Management Plan and a final Drainage Report in accordance with Order Number R8-2010-003, National Pollutant Discharge Elimination System Permit Number CA18033, as amended.	City Planning Division City Engineering Department	Once, ongoing compliance during operations	Prior to issuance of grading permit, ongoing	Submittal of project-specific Storm Water Management Plan and final Drainage Report to the City for verification		Withhold building permit
<b>Noise</b>						
<b>CM-NOI-1:</b> All construction activities shall occur during the permissible hours as defined in Sections 30-32 and 90-1048 of the City's Municipal Code.	City Planning Division	Ongoing during construction	Prior to issuance of construction permit	Submittal of construction plans to the City for verification		Withhold construction permit
<b>Public Services</b>						
<b>CM-SRV-1:</b> Prior to the issuance of a building permit, the applicant shall pay applicable commercial Developer Impact Fees, including, but not limited to, Fire Suppression Facility, Law Enforcement Facility fees, Lighting & Landscaping Maintenance, Retention Basin Capacity, Sewer Connection, Storm Drainage Facilities, and Transportation Uniform Mitigation Fee.	City Planning Division	Once	Prior to issuance of building permit	Submittal of proof of fee payment to the City for verification		Withhold building permit
<b>CM-SRV-2:</b> Prior to the issuance of a building permit for the car wash facility, the plans shall demonstrate compliance with California Water Code Division 6, Part 2.12 [10950-10953] as applicable: a) Install, use, and maintain a water recycling system that recycles and reuses at least 60 percent of the wash and rinse water.	City Planning Division City Building Division	Once	Prior to issuance of building permit	Submittal of building plans to the City of verification		Withhold building permit, issue compliance violation

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b) Use recycled water provided by a water supplier for at least 60 percent of its wash and rinse water.						
<b>CM-SRV-3:</b> Prior to the issuance of a building permit, the applicant shall provide payment of the Riverside County Flood Control and Water Conservation District Salt Creek-South Hemet Area Drainage Plan fee, as applicable per the County of Riverside Ordinance No. 460.	City Engineering Department & Building Division	Once	Prior to issuance of building permit	Submittal of proof of fee payment to the City for verification		Withhold building permit
<b>Transportation</b>						
<b>CM-TRA-1:</b> Prior to the issuance of a grading permit, the City shall verify that no construction work would be performed within the public right-of-way. If construction work would occur within the public right-of-way, the applicant shall submit a Construction Traffic Management Plan in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD; Caltrans 2014) for review and approval by the City Engineer.	City Planning Division City Engineering Division	Once	Prior to issuance of grading permit	Submittal of construction plans to the City for verification.  Submittal of Construction Traffic Management Plan to the City for verification, if applicable.		Withhold grading permit
<b>Project Design Features</b>						
<b>Air Quality</b>						
<b>PDF-AQ-1:</b> Prior to issuance of a grading permit, the City shall verify the grading plans identify the following dust control measures: <ul style="list-style-type: none"> <li>Watering the active sites approximately two times daily depending on weather conditions.</li> <li>All grading and excavation operations shall be halted when wind speeds exceed 25 miles per hour.</li> <li>Dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and/or washed at the end of each workday.</li> <li>All trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be covered and/or a minimum 2 feet of freeboard shall be maintained.</li> </ul>	City Planning Division Engineering Division	Once	Prior to issuance of grading permit	Submittal of grading plans to the City for verification		Withhold grading permit
<b>Greenhouse Gas Emissions</b>						
<b>PDF-GHG-1:</b> The project would include the following as a project design feature (PDF): <ul style="list-style-type: none"> <li>Low flush toilets and on-site storm water capture</li> <li>Native drought resistant vegetation into landscape plans</li> </ul>	City Planning Division	Once	Prior to issuance of occupancy permit	Site verification by the City		Withhold occupancy permit
<b>Noise</b>						
<b>PDF-NOI-1:</b> Prior to issuance of a final certificate of occupancy, the City shall verify the conditional use permit includes a condition that limits the operations of the car wash and associated customer vacuum units to daytime hours (7:00 a.m. to 7:00 p.m.), with hours extended to 9:00 p.m. during the summer.	City Planning Division	Once	Prior to issuance of CUP	Condition of Approval for CUP as approved by the Planning Commission.		Withhold CUP
<b>PDF-NOI-2:</b> Prior to the issuance of a grading permit, the grading permit shall be verified to identify the following measures: <ol style="list-style-type: none"> <li>During construction activities, the project contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.</li> <li>The project contractor shall locate equipment staging areas to create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.</li> <li>All idling construction equipment shall be turned off when not in use.</li> <li>Construction equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.</li> </ol>	City Planning Division	Once	Prior to issuance of grading permit	Submittal of grading plans to the City for verification		Withhold grading permit