

Mitigation Measures / Standard Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIOLOGICAL RESOURCES				
<p>MM BIO-1 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>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. 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</p>	<p>City of Hemet-Community Development Department</p>	<p>Prior to Issuance of Grading Permit</p>	<p>City of Hemet-Community Development Department</p>	

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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.				
GEOLOGY AND SOILS				
MM GEO-1 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:	City of Hemet-Community Development Department	Prior to issuance of Grading Permit	City of Hemet-Community Development Department	

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<ol style="list-style-type: none"> 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 paleontologists who have completed monitoring for other projects within the City of Hemet. 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: http://vertpaleo.org/The-Society/Governance-Documents/SVP_Impact_Mitigation_Guidelines.aspx). 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 reduced or suspended entirely at the project paleontologist's discretion. 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 				

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<p>(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 Advisees 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 palaeoecological 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>				

GREENHOUSE GAS EMISSIONS

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<p>MM GHG-1 As part of the building permit for tenant improvements, the project shall install solar photovoltaic (PV) panels. On-site solar PV systems shall be installed within two years of commencing operations. Each building shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. This mitigation measure applies only to tenant permits and not the building shell approvals.</p>	<p>City of Hemet-Community Development Department</p>	<p>Prior to issuance of Grading Permit</p>	<p>City of Hemet-Community Development Department</p>	