

MITIGATION MONITORING REPORTING PROGRAM

Project: Beaumont Village Shopping Center 11867 Beaumont Ave. **Applicant:** Santiago Holdings, LLC

Lead Agency: City of Beaumont **Date:** April 2024

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
Biological Resources				
<p>BIO-1: Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The California Department of Fish and Wildlife (CDFW) shall be notified of burrowing owl survey results within 48 hours of detection. The qualified biologist shall coordinate with CDFW and U.S. Fish and Wildlife Service to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>No less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance</p>	<p>City of Beaumont</p>	
<p>BIO-2: Regardless of the time of year, nesting bird surveys shall be conducted by a qualified avian biologist within three days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To minimize impacts to nesting birds,</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>Within three days prior to ground disturbing activities</p>	<p>City of Beaumont</p>	

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any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).				
<p>BIO-3: Best Management Practices</p> <ol style="list-style-type: none"> 1. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements. 2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. 3. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. 4. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern. 5. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7. 6. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. 7. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. 	Project Applicant/Contractor	During construction	City of Beaumont	

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<p>8.The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</p> <p>9.To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>10.Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>11.The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p>				
Cultural Resources				
<p>CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program shall be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured by the qualified Archaeologist and the City.</p>	Project Applicant/ Qualified Archaeologist	During first two days of excavation into younger alluvial deposits; longer if resources discovered	City of Beaumont	
<p>CR-2: If, at any time, human remains or suspected human remains are identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the</p>	Project Applicant/Contractor / Qualified Archaeologist	During ground disturbing activities	City of Beaumont	

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<p>archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:</p> <p>A)If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.</p> <p>B)If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.</p> <p>C)If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.</p>				
Geology and Soils				
<p>GEO-1: If substantial excavations are planned within the Project Site, the Project Applicant shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed, and if paleontological monitoring is warranted. In the event of inadvertent paleontological findings, all work within a 100-foot radius of the discovery shall halt near the find until a qualified paleontologist can assess the significance of the find. If the resource is found to be significant then a data recovery program shall be implemented by the qualified paleontologist. Identification of any paleontological resources shall include documentation and reporting with the appropriate paleontological data repository. The final disposition and location of any recovered materials shall be identified and funded by the Project</p>	<p>Project Applicant/Qualified Paleontologist</p>	<p>During any substantial excavations into older Quaternary deposits.</p>	<p>City of Beaumont</p>	

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Applicant and approved by the City.				
Hydrology				
WQ-1: The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the Project Site.	Project Applicant/ Contractor	During ground disturbing activities and during operations	City of Beaumont	
Noise				
N-1: Prohibit use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM. The hours of operation for the car wash would be limited to the hours between 7:00 AM and 10:00 PM.	Project Applicant/ Car Wash Tenant	During operations	City of Beaumont	