MITIGATION MONITORING AND REPORTING PROGRAM
WEST SIDE FIRE STATION PROJECT

BEAUMONT, CALIFORNIA

Prepared for:

CITY OF BEAUMONT
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SECTION 1.0 – PURPOSE

The City of Beaumont would adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the West Side Fire Station Project (Proposed Project) complies with all applicable environmental mitigation requirements identified in the Final Mitigated Negative Declaration (MND) for the Proposed Project. The mitigation measures for the Proposed Project would be adopted by the City of Beaumont, in conjunction with the adoption of the Final MND. The mitigation measures from the Final MND have been integrated into this MMRP. The MMRP provides a mechanism for monitoring the mitigation measures in compliance with the Final MND, and general guidelines for the use and implementation of the monitoring program are described below. Within this document, the approved mitigation measures are organized and referenced by subject category. The specific mitigation measures are identified, as well as the method and timing of verification and the responsible party that would ensure that each action is implemented.

The mitigation measures applicable to the Proposed Project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or reducing or eliminating impacts over time by maintenance operations during the life of the Proposed Project.

Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation takes place. The City of Beaumont is the designated Lead Agency for the MMRP. Lead Agency is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City of Beaumont would rely on information provided by the monitor as accurate and up to date and would field check mitigation measure status as required.

A record of the MMRP would be maintained at City of Beaumont Planning Department, 550 East 6th Street, Beaumont, CA 92223. All mitigation measures contained in the MND shall be made conditions of the project as may be further described below. Revisions to the mitigation measures in response to public comment have been shown in strike-out/underline format.

SECTION 2.0 – FORMAT

The mitigation measures applicable to the project involve minimizing impacts by limiting the degree or magnitude of the action and its implementation. Within this document, the approved mitigation measure is referenced by subject category. The mitigation measure has a numerical reference. The following items are identified for the mitigation measure.

- Mitigation Language and Numbering
- Mitigation Timing
- Methods for Monitoring and Reporting
- Responsible Parties

MITIGATION LANGUAGE AND NUMBERING

Provides the language of the mitigation measure in its entirety.

MITIGATION TIMING

The mitigation measure required for the project will be implemented prior to construction and during construction.

METHODS FOR MONITORING AND REPORTING

The MMRP includes the procedures for documenting and reporting mitigation implementation efforts. As the project proponent, the City of Beaumont is responsible for implementation of the mitigation measure.

RESPONSIBLE PARTIES

For the mitigation measure, the party responsible for implementation, monitoring and reporting, and verifying successful completion of the mitigation measure is identified.

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
I. Biological Resources				
MM-BIO-1: A MSHCP 30-day preconstruction survey shall be conducted by a licensed biologist immediately prior to the initiation of project activities to ensure protection of burrowing owl and compliance with the conservation goals as outlined in the MSHCP.	Prior to and construction	Preconstruction field survey of Proposed Project area	City of Beaumont	City of Beaumont
MM-BIO-2: The City shall offset permanent impacts to 0.07-acre of MSHCP Section 6.1.2 riverine resources (ravine) located within the northern region of the Project site by: 1. Purchasing 0.007 acre (1:1) of re-establishment credits from the Riverpark Mitigation Bank located within the San Jacinto watershed, and 2. Purchasing 0.07 acre (1:1) of re-habilitation credits from the Riverpark Mitigation Bank located within the San Jacinto watershed.	Prior to construction	Demonstration of purchase of establishment credits	City of Beaumont	City of Beaumont
II. Cultural Resources				
MM-CUL-1: Prior to issuance of grading permits, City of Beaumont shall retain a Qualified Professional Archaeologist to develop and implement a Cultural Resource Mitigation Monitoring Program (CRMP). The CRMP shall address the details of all activities, provide procedures that must be followed in order to reduce the impacts to cultural and	Prior to construction	Production of a CRMP	City of Beaumont	City of Beaumont

historic resources to a level that is less than significant, and address potential impacts to undiscovered buried archaeological resources associated with the Proposed Project. The CRMP shall be provided to the City for review and approval prior to issuance of the grading permit. The CRMP shall contain at a minimum the following: a) Qualified Archaeological Monitor – An adequate number of Qualified Archaeological Monitors shall be on site to ensure all earth-moving activities are observed for areas being monitored. This includes all grubbing, grading, and trenching on site. Inspections shall vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined and directed by the Registered Professional Archaeologist. The Registered Professional Archaeologist may submit a detailed letter to the City during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.				

b) Cultural Sensitivity Training – The Registered Professional Archaeologist, and a representative of the consulting tribe(s), shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training shall include a brief review of the cultural sensitivity of the Project site and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This shall be a mandatory training, and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Cultural Resources Monitoring Report.				
MM-CUL-2: The Contractor shall provide the Registered Professional Archaeologist with a	Prior to/during construction	Maintain an archeological monitor during ground disturbing activities	City of Beaumont	City of Beaumont

schedule of initial potential ground-disturbing activities. A minimum of 48 hours will be provided to the Consultant of commencement of any initial ground-disturbing activities such as vegetation grubbing or clearing, grading, trenching, or mass excavation. As detailed in the schedule provided, an Archaeological Resources Monitor shall be present on site at the commencement of ground-disturbing activities related to the Project. The monitor shall observe initial ground-disturbing activities. All monitors will have stop-work authority to allow for recordation and evaluation of finds during construction. The monitor will maintain a daily record of observations to serve as an ongoing reference resource and to provide a resource for final reporting upon completion of the Project. The Archaeological Monitor and the Lead Contractor and subcontractors shall maintain a line of communication regarding schedule and activity such that the monitor is aware of all ground-disturbing activities in advance in order to provide appropriate oversight.				
MM-CUL-3: If archaeological resources are discovered, construction shall be halted within 50 feet of the find and shall not resume until a Qualified Archaeologist can determine the	During construction	Evaluation of any archaeological resources encountered during construction	City of Beaumont	City of Beaumont

significance of the find and whether the find has been fully investigated, documented, and cleared. If the Qualified Archaeologist determines that the discovery constitutes a significant resource under CEQA and it cannot be avoided, the City shall implement an archaeological data recovery program.				
MM-CUL-4: At the completion of all ground-disturbing activities, the Consultant shall prepare an Archaeological Resources Monitoring Report summarizing all monitoring efforts and observations, as performed, and any and all prehistoric or historic archaeological finds as well as providing follow-up reports of any finds to the Eastern Information Center (EIC), as required.	After completion of ground disturbing activities	Prepare an Archaeological Resources Monitoring Report after completion of ground disturbing activities	City of Beaumont	City of Beaumont
III. Geology and Soils				
MM-GEO-1: The following recommendations shall be considered by the City's contractor during construction of the Project. • Temporary excavations up to 4 feet in depth may be made without rigorous lateral supports. Excavated surface shall be "dampened" in order to minimize potential surface soil raveling. No surcharge loading shall be allowed within an imaginary 1:1 line drawn upward from toe of temporary excavations. • If vertical excavations exceeding 4 feet become warranted, such shall be	Prior to construction	Incorporation of specifications into construction specifications	City of Beaumont	City of Beaumont

achieved using shoring to support side walls. Supplemental recommendations of such will be supplied on request.

- Dry and gravelly in nature, the site soils are considered susceptible to caving. Temporary excavations in excess of 4 feet shall be made at a slope 2 to 1 (h:v), or flatter, and as per the construction guidelines as provided by the Cal-OSHA.
- Flexible paving/parking, if used, based on an estimated Traffic Index (TI) and on the estimated soils R-value of 60 as based on soil Sand Equivalent, SE, of 45, the following paving sections are supplied for estimation purposes. Following mass grading, the paving sections supplied shall be verified based on actual soil R-value testing on representative soils sampled from street finish grades.

Service Area	Traffic Index, TI	Paving Type	Paving thickness
Interior Driveways	6.5	a.c over Local Soils	5" a.c. over 6' Cl 2 Base
Off-Site			

Street Widening	8.0	a.c over Class II base	6" a.c over 8" Cl.2 base

- For ac over Class II base, or on Crushed Miscellaneous Base (CMB) materials, the upper 18-inch of subgrade soils shall be processed and compacted to minimum 95%.
- Base material used shall conform to the Caltrans Class II specification compacted to minimum 95%. The pavement sections supplied shall be verified by the local public agency for their approval prior to their use to the project.
- Utility trench backfill within the structural pad and beyond shall be placed in accordance with the following recommendations:
    - Trench backfill shall be placed in 6 to 8-inch thin lifts mechanically compacted to 90 percent or better of the laboratory maximum dry density for the soils used. Within areas of paving, upper 1.5 feet of the trench backfill shall be compacted to 95%, or better. No water-jetting shall be considered for compaction

in lieu of the mechanical compaction described. ○ Exterior trenches along a foundation or a toe of a slope and extending below a 1:1 imaginary line projected from the outside bottom edge of the footing or toe of the slope shall be compacted to 90 percent of the Maximum Dry Density for the soils used during backfill. All trench excavations shall conform to the requirements and safety as specified by the Cal-OSHA • No clearing or grading operation of the site shall be performed without the presence of a representative of Soils Southwest, Inc. An on-site pre-grading meeting shall be arranged between the soils engineer and the grading contractor prior to any construction. • No fill shall be placed, spread, or rolled during unfavorable weather conditions. Where the work is interrupted by heavy rains, fill operations shall not be resumed until moisture conditions are considered favorable by the soils engineer. • In order to minimize potential differential settlement to foundations, use of planters requiring heavy				

irrigation shall be restricted from using adjacent to footings. In event such becomes unavoidable, planter boxes with sealed bottoms, shall be considered. • Only the amount of irrigation necessary to sustain plant life shall be provided. Pad drainage shall be directed towards streets and to other approved areas away from foundations. Slope areas shall be planted with draught resistant vegetation. Over watering landscape areas could adversely affect the proposed site development during its life-time use. • Recommendations provided are based on assumption that structural footings and slab-on-grade be established exclusively into engineered compacted fills og non-expansive in nature. Excavated footings shall be inspected, verified, and certified by soils engineer prior to steel and concrete placement. Structural backfills discussed shall be placed under direct observations and testing by Soils Southwest, Inc. Excess soils generated from footing trench excavations shall be removed from pad areas and such shall not be allowed on concrete slab-subgrades.				

MM-GEO-2: The following recommendations shall be implemented during the earth work/general grading associated with the Project's construction. • Site preparations and grading shall involve over excavation and replacement of local soils as structural fill compacted to the minimum relative compactions as described above. • Local soils free of debris, large rocks and organic shall be considered suitable for reuse as backfill. Loose soils, formwork and debris shall be removed prior to backfilling retaining walls. On-site sand backfill shall be placed and compacted in accordance with the recommended specifications provided below. Where space limitations do not allow conventional backfilling operations, special backfill materials and procedures may be required. Pea gravel or other select backfill can be used in limited space areas. Recommendations for placement and densification of pea gravel or other special backfill can be provided during construction. • Adequate positive drainage shall be provided away from the structure to prevent water from ponding and to	During construction	Site preparation and implementation of Best Management Practices	City of Beaumont	City of Beaumont

reduce percolation of water into backfill. A desirable slope for surface drainage is 2 percent in landscape areas and 1 percent in paved areas. Planters and landscaped areas adjacent to building perimeter shall be designed to minimize water filtration into subsoils. Considerations shall be given to the use of closed planter bottoms, concrete slabs and perimeter subdrains where applicable. • Buried utility conduits shall be bedded and backfilled around the conduit in accordance with the project specifications. Where conduit underlies concrete slab-on-grade and pavement, the remaining trench backfill above the pipes shall be placed and compacted in accordance with the following grading specifications. • The following recommended general specifications for surface preparation to receive fill and compaction for structural and utility trench backfill and others shall be implemented: ○ Areas to be graded, backfilled or paved, shall be grubbed, stripped and cleaned of all buried and undetected debris, structures, concrete, vegetation and other deleterious materials prior to grading.				

○ Where compacted fill is to provide vertical support for foundations, all loose, soft and other incompetent soils shall be removed to full depth as approved by soils engineer, or at least up to the depth as previously described in the Project's Geotechnical Report. The areas of such removal shall extend at least 5 feet beyond the perimeter of exterior foundation limit or to the extent as approved by soils engineer during grading. ○ The fills to support foundations and slab-on-grade shall be compacted to minimum 95% of the soil's Maximum Dry Density at 3 to 5% over Optimum. To minimize potential differential settlements to foundations and slabs straddling over cut and fill transition, cut portions following cut, shall be further over excavated and such be replaced as engineered fill compacted to at least 90% of the soil's Maximum Dry Density as described in this report. ○ Utility trenches within building pad areas and beyond shall be backfilled with granular material				

and such shall be mechanically compacted to at least 90% of the maximum density for the material used. ○ Compaction for structural fills shall be determined relative to the maximum dry density as determined by ASTM D1557 compaction methods. All in-situ field density of compacted fill shall be determined by the ASTM D1556 standard methods or by other approved procedures. ○ New imported soils, if required, shall be clean, granular, non-expansive material or as approved by the soils engineer. ○ During grading, fill soils shall be placed as thin layers, thickness of which following compaction shall not exceed six to eight inches. ○ No rocks over six to eight inches in diameter shall be permitted to use as a grading material without prior approval of the soils engineer. ○ No jetting and/or water tampering be considered for backfill compaction for utility trenches without prior approval of the soils engineer. For such backfill, hand tampering with fill layers of 8 to 12 inches in thickness, or as approved				

by the soils engineer is recommended. ○ Utility trenches at depth and cesspool and abandoned septic tank existing within building pad areas and beyond, shall be excavated and removed, or such shall be backfilled with gravel, slurry or by other material as approved by soils engineer. ○ Imported fill soils if required, shall be equivalent to site soils or better. Such shall be approved by the soils engineer prior to their use. ○ Grading required for pavement, side-walk or other facilities to be used by general public, shall be constructed under direct observation of soils engineer or as required by the local public agencies. ○ A site meeting shall be held between grading contractor and soils engineer prior to actual construction. Two days of prior notice will be required for such meeting.				