

## **ATTACHMENT A - EXHIBIT 2**

### **Mitigated Monitoring and Reporting Program (MMRP)**

# MITIGATION MONITORING AND REPORTING PROGRAM

## 1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the **Lennar Residential Project (TM 36497) MND** (Planning Application No. 12-0364) project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the EIR has identified significant adverse impacts and measures have been identified to mitigate those impacts.

## 2 MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order that they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.

**Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<b>3.1 Aesthetics</b>			
<b>AES-1</b> Per Section 8.64.090 of the Wildomar Municipal Code, all exterior lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Department	
<b>3.2 Agricultural Resources – none required</b>	N/A	N/A	N/A
<b>3.3 Air Quality – none required</b>	N/A	N/A	N/A
<b>3.4 Biological Resources</b>			
<b>BIO-1</b> The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.  In the event that project grading is approved prior to completion of focused surveys for the Least Bell's Vireo (LBV), a 250 – 300 foot buffer shall be placed around any identified suitable habitat sites within the project site. No construction-related activities will occur within this buffer area during nesting season (January 15 – August 31). If construction activities occur during the nesting season, a biological monitor shall be required to be present at the project site until a focused survey has been completed. If the focused survey is completed with negative findings, then no further monitoring will be required. If LBV is	The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.	City of Wildomar Planning and Public Works Departments	

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<p>observed during the focused survey, then a biological monitor shall be required to be present at the project site until all construction activities have been completed.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS. The exclusion zones shall remain in force until all young have fledged.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is required.</p>			
<p><b>BIO-2</b> Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.</p> <p>The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.</p> <p>Surveys shall be completed for occupied burrowing owl</p>	<p>Thirty days prior to any vegetation removal or ground-disturbing activities</p>	<p>City of Wildomar Planning and Public Works Departments</p>	

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<p>burrows within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.</p>			
<p><b>BIO-3</b> If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.</p> <p>If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that the burrow is no longer occupied. Foraging habitat for relocated pairs shall be provided in accordance with guidelines provided by the CDFG (2012).</p> <p>If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:</p> <ul style="list-style-type: none"> <li>• The location of the nest and owls proposed for relocation.</li> <li>• The location of the proposed relocation site.</li> <li>• The number of owls involved and the time of year when the relocation is proposed to take place.</li> <li>• The name and credentials of the biologist who will be</li> </ul>	<p>Prior to any vegetation removal or ground-disturbing activities</p>	<p>City of Wildomar Planning and Public Works Departments</p>	

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<p>retained to supervise the relocation.</p> <ul style="list-style-type: none"> <li>• The proposed method of capture and transport for the owls to the new site.</li> <li>• A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).</li> <li>• A description of efforts and funding support proposed to monitor the relocation.</li> </ul> <p>If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort.</p>			
<p><b>BIO-4</b> The project applicant shall ensure there is no loss of the 1.88 acres of riparian habitat supported by the drainage feature identified by this document as Feature 1 (shown as Lot L on Figures 3a and 3b). The required conservation of the 1.88 acres of cottonwood-willow riparian forest plus the conservation of the 3.69 acres of adjacent upland habitat, will be accomplished by including a deed restriction on the combined 5.57 acre parcel itself, as well as by placing a deed restriction for all properties adjacent to the area of Feature 1 informing property owners of the status of the area as preserved lands.</p>	<p>Prior to project vegetation removal or ground-disturbing activities</p>	<p>City of Wildomar Planning and Public Works Departments</p>	
<p><b>BIO-5</b> A homeowners association of the project, or another entity designated by the project applicant and approved by the City, shall preserve and manage the conservation area required by BIO-4 in accordance with MSHCP requirements, as well as the applicable regulatory requirements of the CDFW, the USACE, and/or the State Water Resources Control Board. The preservation and</p>	<p>Prior to any clearing and/or construction activity.</p>	<p>City of Wildomar Planning and Public Works Departments</p>	

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<p>management of the conservation area shall be subject to a Habitat Management Plan (HMP) prepared by a qualified biologist. In addition, the Habitat Management Plan shall be funded, developed and implemented by the applicant and/or the Home Owners Association (“HOA”) of the completed project, and that Plan shall be submitted to the City for review and approval prior to any clearing and/or construction activity. The Plan’s preservation and management of the area shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• Toxics: Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.</li> <li>• Lighting: Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.</li> <li>• Noise: Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.</li> <li>• Invasives: Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in</li> </ul>			

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<p>reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features. MSHCP Table 6-2 has been included in Appendix E for reference purposes.</p> <ul style="list-style-type: none"> <li>• Barriers: Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas.</li> <li>• Drainage: Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area.</li> </ul> <ol style="list-style-type: none"> <li>a. A qualified biologist shall meet with the landscape crew that will be responsible for the maintenance of the riparian area to discuss the plants that require removal.</li> <li>b. A qualified biologist will monitor the first two years of maintenance activities to ensure enhancement and maintenance activities are adequate.</li> <li>c. A preconstruction nesting bird survey will be required prior to vegetation removal or ground-disturbing activities within 250 feet of the riparian vegetation.</li> <li>d. Trash, debris, and previous construction elements will be removed from the riparian area.</li> <li>e. In order to meet the DBESP requirement of an equivalent or superior preservation, the main drainage feature's riparian habitat will be enhanced. This enhancement area</li> </ol>			

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<p>shall be contained within the entire 1.88 acres of riparian habitat on-site. Habitat enhancement will require the removal of non-native invasive species such as pampas grass (<i>Cortaderia selloana</i>), broadleaf cattail (<i>Typha latifolia</i>), and Mediterranean tamarisk (<i>Tamarix ramosissima</i>).</p> <p>f. Once construction of the project has been completed and the mechanism for maintaining the riparian area has been completed, the first year of habitat management will begin.</p> <p>g. The riparian area will be visited on four separate occasions throughout the first year to remove all non-native weedy species. Many weedy species emerge during different times of the year. Multiple site visits will ensure that all invasive plant species will be targeted. An annual monitoring survey and report shall be prepared to qualitatively assess the main drainage feature and estimate the amount of remaining non-native species. Following the first year of maintenance, non-native invasive plants should not exceed 5 percent vegetative cover.</p> <p>h. The second year of habitat management will require two separate site visits. Once the majority of the non-native invasive species have been removed, the likelihood of reoccurrence will be minimized and therefore, the number of necessary surveys is reduced. A second annual monitoring survey will be conducted in a similar fashion to the first year, documenting the estimated percentage of non-native invasive species coverage. Following the first year of maintenance, non-native invasive plants should not exceed 2 percent vegetative cover.</p> <p>i. An annual report of findings will be established to document the performance of the applicant and/or the HOA in managing the open space area and will be sent to the City for review. The report will assess the project based on the performance standards as well as a qualitative</p>			

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assessment of the drainage feature with regard to improving existing site conditions			
<p><b>BIO-6</b> The project applicant shall comply with the applicable requirements, if any, of CDFW, the USACE, and/or the State Water Resources Control Board with respect to both Feature 1 and Feature 2, and ensure that the project will result in no net loss of potential waters of the State and waters of the United States through impact avoidance.</p> <p>Evidence of compliance with this mitigation measure shall be provided prior to ground-disturbing or grading activities for the proposed project.</p>	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
<p><b>BIO-7</b> Because the project will directly impact the 0.159 acre pond and swales that comprise Feature 2, the owner, developer, or successor in interest shall purchase mitigation credits in the amount of 0.419 acre. The purchase is anticipated from the Elsinore-Murrieta-Anza Resource Conservation District, but may be purchased from any other entity acceptable to the Regional Conservation Authority and the City of Wildomar. The purchased credits shall be for willow riparian habitat and shall be associated with land within the Murrieta Creek watershed.</p>	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
<p><b>BIO-8</b> The project applicant shall submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee Areas, including the MSHCP Mitigation Fee Area and the Stephens' Kangaroo Rat Mitigation Fee Area, as applicable. MSHCP mitigation fees are used to purchase off-site occupied habitat within the designated conservation areas to ensure the long-term conservation of coastal California gnatcatcher. Similarly, the Stephens Kangaroo Rat Mitigation Fee is also designed to generate funds to purchase off-site occupied</p>	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

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habitat for Stephens' kangaroo rats in core conservation areas.			
<b>3.5 Cultural Resources</b>			
<p><b>CUL-1</b> Prior to development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording in all construction contract documentation:</p> <p>If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determines the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure <b>CUL-2</b>.</p>	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Building & Safety and Planning Departments	
<p><b>CUL-2</b> At least 30 days prior to seeking a grading permit, the project applicant(s) shall contact Pechanga Tribe to notify the Tribe of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project</p>	Prior to the issuance of a grading permit	City of Wildomar Public Works and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.</p>			
<p><b>CUL-3</b> Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:</p> <p>If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>CUL-4</b> All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure <b>CUL-2</b>, that are collected during the grading monitoring program and from</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Public Works and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories.</p>			
<p><b>CUL-5</b> All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>CUL-6</b> Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:</p> <p>If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery. The developer, the project archeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available</p>	<p>As a condition of future development approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Public Works and Planning Departments</p>	

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<p>under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique as defined by relevant state and local law, avoidance and mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.</p>			
<p><b>CUL-7</b> To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits and a qualified paleontologist shall monitor all construction activities that could potentially impact paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.</p>	<p>As a condition of future development approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
<p><b>CUL-8</b> Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of discovered resources.</p>	<p>Prior to the issuance of a grading permit</p>	<p>City of Wildomar Public Works and Planning Departments</p>	

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<p><b>CUL-9</b> A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments of the sandstone member of the Pauba Formation (Qpfs) and the sandstone member of the Sandstone and Conglomerate of Wildomar (QTsw), of late Pliocene to middle Pleistocene age, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p>	<p>As a condition of future development approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>CUL-10</b> Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities.</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>CUL-11</b> Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities.</p>	<p>City of Wildomar Public Works and Planning Departments</p>	

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<p><b>CUL-12</b> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.</p>	<p>Following ground-disturbing activities, and implemented prior to the issuance of a building permit</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>3.6 Geology and Soils</b></p>			
<p><b>GEO-1</b> Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.</p>	<p>Prior to the issuance of a grading permit</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>GEO-2</b> All grading shall conform to Chapter 15.12, Building Code, of the Wildomar Municipal Code, and all other relevant laws, rules, and regulations governing grading in Wildomar. Prior to commencing any grading that includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.</p>	<p>Prior to the issuance of a grading permit</p>	<p>City of Wildomar Public Works and Planning Departments</p>	
<p><b>GEO-3</b> Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Chapter 15.12 of the Wildomar Municipal Code. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with</p>	<p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.</p>	<p>City of Wildomar Public Works and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
additional shrubs or trees or as approved by the City Engineer.			
<p><b>GEO-4</b> The project applicant shall retain a qualified corrosive soils engineer. The qualified corrosive soils engineer shall investigate the project site for corrosive soils, review all grading and construction/building plans and recommend mitigation measures which shall be implemented to minimize any potential impacts associated with the site's corrosive soils, including but not limited installation of sacrificial steel, an appropriate cementitious material cover (e.g., grout), surface coatings (e.g., epoxy, zinc, etc.), grout filled corrugated plastic sheath encapsulation, use of stainless steel or a combination of these or similar factors. Prior to issuance of the project's first building permit, the City Engineer shall review and approve the corrosive soils report, and if required, the project applicant shall modify the foundation design of the project's structures to take into account the recommendations in the corrosive soils report, with such revised foundation designs to be approved by the City Engineer.</p>	Prior to the issuance of a grading permit	City of Wildomar Planning and Building and Safety Departments	
<b>3.7 Greenhouse Gas Emissions – none required</b>	N/A	N/A	N/A
<b>3.8 Hazards and Hazardous Materials</b>			
<p><b>HAZ-1</b> In accordance with the defensible space program included in <b>Appendix 8a</b>, two defensible space zones shall be created and maintained by the Homeowner's Association (HOA) of the completed project. The Homeowner's Association's Conditions, Covenants, and Restrictions (CC&amp;Rs) shall contain language requiring homeowners to be aware of, and to observe the management of, the two zones.</p> <p>The zones will include an Irrigated Zone "A" and a No/Low</p>	As a condition of occupancy, and implemented prior to occupancy	City of Wildomar Building and Planning Departments	

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<p>Fuel/Thinning Zone "B"</p> <p>Zone A will be located between the structures and Zone B. The formal Zone A will start at the end of the private lots and will be contained within a lettered lot under the control of the HOA. Zone A shall be cleared of all natural vegetation and replanted with only approved plants listed on the approved plans (<b>Appendix 8a</b>) and in accordance with the spacing requirements of the same appendix. HOA CC&amp;R documents will have language prohibiting the construction of combustible structures within Zone A. Home buyers shall be required to sign a disclosure indicating they are aware of the defensible space zone. Zone A area will be irrigated to keep the vegetation in a state of high fuel moisture year round.</p> <p>Zone B will start at the end of Zone A and move outward away from the structures towards the native vegetation. Zone B shall be developed and maintained in one of three methods:</p> <ol style="list-style-type: none"> <li>1. Cleared, permanently and replaced with a noncombustible cover such as a boulder blanket or rock outcropping to prevent erosion. Any vegetation that establishes in this area would be removed.</li> <li>2. Vegetation replaced with surface covering such as wood chips, base or gravel. This area would be maintained free of vegetation.</li> <li>3. Selective thinning of natural vegetation to ground coverage of 50% or less with all of the dead and downed materials removed annually. All seasonal grasses will be cut to a height of no greater than four inches (4") prior to the start of fire season but in no case could the height exceed eighteen inches (18") even when the plants are growing and still not capable of burning. No highly combustible plants will be permitted. Any highly combustible plants will be removed from the zone during the regular maintenance</li> </ol>			

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
activities before they seed into the area. Native shrubs shall be maintained at a height no greater than twenty four inches (24") in height.			
<b>HAZ-2</b> Homebuyers shall be required to sign a disclosure indicating that they have knowledge of and will comply with the defensible space zone within the proposed project.	As a condition of occupancy, and implemented prior to occupancy	City of Wildomar Building and Planning Departments	
<b>HAZ-3</b> As recommended by the Fire Behavior Report created for the proposed project ( <b>Appendix 8a</b> ), a perimeter block wall/radiant heat wall shall be constructed when a fuel modification zone is not possible without offsite improvements.	As a condition of occupancy, and implemented prior to occupancy	City of Wildomar Building and Planning Departments	
<b>3.9 Hydrology and Water Quality</b>			
<b>HYD-1</b> Prior to the approval of the grading permit, the project applicant shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential off-site water quality impacts during construction phases are minimized. The SWPPP shall be submitted for review to the Regional Water Quality Control Board and to the City of Wildomar. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City Engineering approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit in order to comply with the Areawide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water	Prior to issuance of grading permit	City of Wildomar Public Works and Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Quality Management Plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.</p>			
<p><b>3.10 Land Use and Planning – none required</b></p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p><b>3.11 Mineral Resources – none required</b></p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p><b>3.12 Noise</b></p>			
<p><b>NOI-1</b> Development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts:</p> <ul style="list-style-type: none"> <li>• Construction equipment staging and storage areas shall be located as far from the residential land uses as possible.</li> <li>• All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.</li> <li>• Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.</li> <li>• A temporary noise barrier shall be erected along the project boundaries during all construction activities.</li> </ul>	<p>During construction activities</p>	<p>City of Wildomar Building and Planning Departments</p>	
<p><b>NOI-2</b> To meet the City exterior noise standard of 65 dBA CNEL, permanent noise control barriers with a height of 6 feet are required for lots that are adjacent to Prielipp Road,</p>	<p>Prior to the issuance of occupancy permits and during project operations</p>	<p>City of Wildomar Building and Planning</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Elizabeth Lane, and Interstate 15. Table 12-2 indicates the height and location of the individual noise control barriers necessary for the project.</p> <p>The data in Table 12-2 is based on barrier locations at the boundary line of the subject lots, at the top of slope, between the adjacent roadway and exterior living area(s). It is important to note that the barriers' attenuation will be accomplished only if the referenced minimum height is based from the pad or the roadway elevation, whichever is the greater of the two. If the barrier is being constructed at a position where the starting elevation is less than the pad or adjacent roadway, the barrier's ultimate height will need to be adjusted to fit the aforementioned criteria. Where applicable, the barriers shall wrap around the ends of the dwelling units to prevent flanking of noise into the site.</p>		Departments	
<p><b>NOI-3</b> Because the projected first- and second-story interior noise impacts to the proposed project will have a range of approximately 42.7 to 53.6 dBA CNEL, when the windows are open, the interior City noise standard will be met with a "windows closed" condition and upgraded windows (Sound Transmission Class (STC) <math>\geq</math> 25) and sliding glass doors. Due to this "windows closed" condition, all homes will require mechanical fresh air ventilation (i.e., air conditioning).</p>	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	
<p><b>NOI-4</b> The project shall utilize upgraded windows (STC <math>\geq</math> 25) for units facing Prielipp Road, Elizabeth Lane, and Interstate 15. All residential units will properly be mitigated through the implementation of a "windows closed" condition, which will necessitate mechanical ventilation (i.e., air conditioning) meeting UBC (Uniform Building Code) fresh air ventilation standards.</p>	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	
<p><b>NOI-5</b> A means of mechanical ventilation shall be implemented for the proposed project's housing. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per</p>	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>minute (7 liters per second) of outside air per occupant. The fresh air inlet duct shall be of sound-attenuating construction and shall consist of a minimum of 10 feet of straight or curved duct or 6 feet plus one sharp 90-degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion.</p>		Departments	
<p><b>NOI-6</b> A “windows closed” condition shall be required to meet interior noise exposure standards for residential units facing Prielipp Road and Elizabeth Lane. To implement the “windows closed” condition, a means of mechanical ventilation is required to ensure satisfactory sound control and ventilation. For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal, and leaks/cracks shall be kept to a minimum.</p>	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	
<p><b>3.13 Population and Housing – none required</b></p>	N/A	N/A	N/A
<p><b>3.14 Public Services – none required</b></p>			
<p><b>PUB-1</b> Prior to issuance of any building permit, the project applicant shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.</p>	Prior to the issuance of a building permit	City of Wildomar Building and Planning Departments	
<p><b>3.15 Recreation – none required</b></p>	N/A	N/A	N/A
<p><b>3.16 Transportation/Traffic – none required</b></p>	N/A	N/A	N/A
<p><b>3.17 Utilities and Service Systems – none required</b></p>	N/A	N/A	N/A