

ATTACHMENT A - EXHIBIT 4

WALMART MITIGATION MONITORING AND REPORTING PROGRAM

4.0 MITIGATION MONITORING PLAN

4.1 INTRODUCTION

To ensure that the mitigation measures contained in this EIR are properly implemented, a monitoring plan has been developed pursuant to State law. This Mitigation Monitoring Plan (MMP) identifies measures incorporated in the Project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described at *CEQA Guidelines* Section 15097, this MMP employs both reporting on, and monitoring of, Project mitigation measures.

The objectives of the MMP are to:

- Assign responsibility for, and ensure proper implementation of mitigation measures;
- Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures;
- Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated in the Project are presented in the following Section 4.2. Specific mitigation measures incorporated in the Project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this Section at Table 4.2-1.

4.2 MITIGATION MONITORING AND REPORTING

Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Wildomar is responsible for ensuring full compliance with the mitigation measures adopted for the proposed 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.

**Table 4.2-1
Wildomar Walmart Project
Mitigation Monitoring Plan**

General Note: *To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.*

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<u>Traffic and Circulation</u>				
4.2.1 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13):</i> <ul style="list-style-type: none"> • <i>Install a traffic signal.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
4.2.2 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Baxter Road (Study Area Intersection 15):</i> <ul style="list-style-type: none"> • <i>Install a traffic signal</i> • <i>Construct a second eastbound (EB) through lane;</i> • <i>Construct a second westbound (WB) through lane; and</i> • <i>Construct a WB right-turn lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
4.2.3 <i>At the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16), the following is a current WRCOG-funded TUMF improvement:</i> <ul style="list-style-type: none"> • <i>Restripe the WB right-turn lane as a second through lane.</i> <i>This improvement shall be completed prior to the issuance of the first Certificate of Occupancy for the Project.</i>	Prior to the issuance of the first Certificate of Occupancy.	WRCOG.	WRCOG and City of Wildomar.	City shall verify completion of improvements at issuance of first Certificate of Occupancy.

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
4.2.4	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Monte Vista Drive at Baxter Road (Study Area Intersection 20):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal; and</i> • <i>Construct an EB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
4.2.5	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Harvest Way West at Bundy Canyon Road (Study Area Intersection 24):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
4.2.6	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal;</i> • <i>Construct an EB left-turn lane; and</i> • <i>Construct a WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
4.2.7	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Murrieta Road at Scott Road (Study Area Intersection 26):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal; and</i> • <i>Construct an EB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
4.2.8	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orchard Street at Bundy Canyon Road (Study Area Intersection 8):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal; and</i> • <i>Construct a WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
4.2.9	<p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Almond Street at Bundy Canyon Road (Study Area Intersection 9):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal;</i> • <i>Construct an EB left-turn lane; and</i> • <i>Construct a WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<p>4.2.10 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Orange Street at Bundy Canyon Road (Study Area Intersection 10):</i></p> <ul style="list-style-type: none"> • <i>Modify the traffic signal to accommodate overlap phasing for the NB right-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.11 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orange Street at Canyon Drive (Study Area Intersection 11):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal;</i> • <i>Construct a NB left-turn lane;</i> • <i>Construct a NB shared through/right-turn lane;</i> • <i>Construct a SB left-turn lane;</i> • <i>Construct an EB left-turn lane; and</i> • <i>Construct a WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.12 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Bundy Canyon Road (Study Area Intersection 12):</i></p> <ul style="list-style-type: none"> • <i>Construct an EB right-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<p>4.2.13 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions); and</i> • <i>Construct an EB right-turn lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
<p>4.2.14 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Bundy Canyon Road (Study Area Intersection 14):</i></p> <ul style="list-style-type: none"> • <i>Construct a WB right-turn lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
<p>4.2.15 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Monte Vista Drive at Bundy Canyon Road (Study Area Intersection 17):</i></p> <ul style="list-style-type: none"> • <i>Construct a 2nd westbound through lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
<p>4.2.16 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of The Farm Road at Bundy Canyon Road (Study Area Intersection 23):</i></p>	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Restripe the EB right-turn lane as a shared through/right-turn lane; and • Construct a second WB through lane. 				
<p>4.2.17 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way West at Bundy Canyon Road (Study Area Intersection 24):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB shared through/right-turn lane;</i> • <i>Construct a WB shared through/right-turn lane;</i> • <i>Construct a NB shared through/right-turn lane;</i> • <i>Construct a SB left-turn lane; and</i> • <i>Construct an EB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.18 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions);</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Construct an EB shared through/right-turn lane; • Construct a WB left-turn lane (same improvement required under Existing-plus-Project conditions); and • Construct a WB shared through/right-turn lane. 				
<p>4.2.19 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Murrieta Road at Scott Road (Study Area Intersection 26):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Restripe the SB shared left/right-turn lane as a left-turn lane;</i> • <i>Construct a SB right-turn lane;</i> • <i>Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct a second EB through lane; and</i> • <i>Construct a WB shared through/right-turn lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
<p>4.2.20 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Palomar Street at Corydon Road (Study Area Intersection 2):</i></p> <ul style="list-style-type: none"> • <i>Construct an EB shared through/right-turn lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.

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<p>4.2.21 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Palomar Street at Central Avenue (Study Area Intersection 3):</i></p> <ul style="list-style-type: none"> • <i>Construct a second NB through lane;</i> • <i>Construct a second SB through lane;</i> • <i>Construct a second WB through lane; and</i> • <i>Construct a NB right-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.22 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Mission Trail at Waite Street (Study Area Intersection 6):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.23 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Mission Trail at Bundy Canyon Road (Study Area Intersection 7):</i></p> <ul style="list-style-type: none"> • <i>Construct a NB right-turn lane with overlap phasing;</i> • <i>Construct an EB left-turn lane;</i> • <i>Construct an EB right-turn lane;</i> • <i>Construct a WB left-turn lane;</i> • <i>Construct a second and third EB through lane; and</i> • <i>Construct a second WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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<p>4.2.24 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orchard Street at Bundy Canyon Road (Study Area Intersection 8):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Opening Year conditions);</i> • <i>Construct a WB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a NB left-turn lane;</i> • <i>Construct a SB left-turn lane;</i> • <i>Construct an EB left-turn lane;</i> • <i>Construct a second and third EB through lane; and</i> • <i>Construct a second and third WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.25 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Almond Street at Bundy Canyon Road (Study Area Intersection 9):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Opening Year conditions);</i> • <i>Construct an EB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a WB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a NB left-turn lane;</i> • <i>Construct a SB left-turn lane;</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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<ul style="list-style-type: none"> • Construct a third EB through lane; and • Construct a third WB through lane. 				
<p>4.2.26 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Orange Street at Bundy Canyon Road (Study Area Intersection 10):</i></p> <ul style="list-style-type: none"> • <i>Modify the traffic signal to accommodate overlap phasing for the NB right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a SB left-turn lane;</i> • <i>Construct a second WB left-turn lane;</i> • <i>Construct a third EB through lane; and</i> • <i>Construct a second and third WB through lane.</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.
<p>4.2.27 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orange Street at Canyon Drive (Study Area Intersection 11):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Opening Year conditions);</i> • <i>Construct a NB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a SB left-turn lane (same improvement</i> 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	City shall verify payment of fees at issuance of building permits.

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<p><i>required under Opening Year conditions);</i></p> <ul style="list-style-type: none"> • <i>Construct an EB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a WB left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a NB right-turn lane;</i> • <i>Construct a SB right-turn lane with overlap phasing;</i> • <i>Construct a WB right-turn lane with overlap phasing;</i> • <i>Construct a NB shared through/right-turn lane (same improvement required under Opening Year conditions); and</i> • <i>Construct a second SB through lane.</i> 				
<p>4.2.28 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Bundy Canyon Road (Study Area Intersection 12):</i></p> <ul style="list-style-type: none"> • <i>Construct an EB right-turn lane (same improvement required under Opening Year conditions); and</i> • <i>Construct a second WB left-turn lane;</i> • <i>Construct a third EB through lane; and</i> • <i>Construct a third WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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<p>4.2.29 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a second EB through lane; and</i> • <i>Construct a second WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.30 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Bundy Canyon Road (Study Area Intersection 14):</i></p> <ul style="list-style-type: none"> • <i>Construct a WB right-turn lane (same improvement required under Opening Year conditions); and</i> • <i>Construct a second EB left-turn lane;</i> • <i>Construct a third EB through lane; and</i> • <i>Construct a third WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.31 <i>The following improvement at the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16) is currently TUMF-funded and programmed for construction:</i></p>	<p>Prior to the issuance of the first Certificate of Occupancy.</p>	<p>WRCOG.</p>	<p>WRCOG and City of Wildomar.</p>	<p>City shall verify payment of fees and completion of improvements at issuance of first Certificate of</p>

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<ul style="list-style-type: none"> • <i>Restripe the WB right-turn lane as a second through lane.</i> <p><i>This improvement shall be completed prior to the issuance of the first Certificate of Occupancy for the Project (same improvement required under Existing-plus-Project conditions);</i></p> <p><i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward implementation of the following improvement at the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16):</i></p> <ul style="list-style-type: none"> • <i>Modify the traffic signal to accommodate overlap phasing for the SB right-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.32 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Monte Vista Drive at Bundy Canyon Road (Study Area Intersection 17):</i></p> <ul style="list-style-type: none"> • <i>Construct a second WB through lane (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct a third WB through lane;</i> • <i>Construct a NB shared left/right-turn lane; and</i> • <i>Construct a second WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<p>4.2.33 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Monte Vista Drive at Baxter Road (Study Area Intersection 20):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct a SB left-turn lane striped as a shared left/right-turn lane;</i> • <i>Construct a SB de facto right-turn lane striped as a dedicated right-turn lane;</i> • <i>Construct a WB de facto right-turn lane striped as a dedicated right-turn lane; and</i> • <i>Modify the traffic signal to accommodate overlap phasing on the WB right-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.34 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of George Avenue at La Estrella Road (Study Area Intersection 21):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal;</i> • <i>Construct an EB left-turn lane;</i> • <i>Construct a second EB through lane;</i> • <i>Construct a WB left-turn lane; and</i> • <i>Construct a second WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

**Table 4.2-1
Wildomar Walmart Project
Mitigation Monitoring Plan**

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<p>4.2.35 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Iodine Springs Road at La Estrella Road (Study Area Intersection 22):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal;</i> • <i>Construct a NB left-turn lane;</i> • <i>Construct a SB left-turn lane;</i> • <i>Construct an EB left-turn lane; and</i> • <i>Construct a WB left-turn lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.36 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of The Farm Road at Bundy Canyon Road (Study Area Intersection 23):</i></p> <ul style="list-style-type: none"> • <i>Restripe the EB right-turn lane as a shared through/right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a second WB through lane (same improvement required under Opening Year conditions); and</i> • <i>Construct a third EB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Wildomar Walmart Project
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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<p>4.2.37 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25):</i></p> <ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions);</i> • <i>Construct an EB shared through/right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a WB left-turn lane (same improvement required under Existing-plus-Project conditions); and</i> • <i>Construct a WB shared through/right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a third EB through lane; and</i> • <i>Construct a third WB through lane.</i> 	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>
<p>4.2.38 <i>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Murrieta Road at Scott Road (Study Area Intersection 26):</i></p>	<p>Prior to issuance of building permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>City shall verify payment of fees at issuance of building permits.</p>

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Wildomar Walmart Project
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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • <i>Install a traffic signal (same improvement required under Existing-plus-Project conditions);</i> • <i>Restripe the SB shared left/right-turn lane as a left-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a SB right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions) (same improvement required under Opening Year With-Project conditions);</i> • <i>Construct a second EB left-turn lane;</i> • <i>Construct a WB right-turn lane;</i> • <i>Construct a second EB through lane (same improvement required under Opening Year conditions);</i> • <i>Construct a WB shared through/right-turn lane (same improvement required under Opening Year conditions);</i> • <i>Construct a third EB through lane; and</i> • <i>Construct a third WB through lane.</i> 	<p>Prior to building plan check.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At building plan check.</p>
<p>4.2.39 <i>The Project Applicant shall prepare a Construction Area Traffic Management Plan (Plan) to be reviewed and approved by the City Public Works Department. The Plan</i></p>				

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Wildomar Walmart Project
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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<p><i>shall identify traffic controls, any street closures and/or detours, or other disruption to traffic circulation, as well as construction vehicle access routes, hours of construction traffic, and any pavement repairs or enhancements along proposed construction traffic routes. The Plan and its requirements shall be provided to all contractors as one component of building plan/contract document packages.</i></p> <p><u>Air Quality</u></p> <p>4.3.1 <i>The following requirements shall be incorporated into Project plans and specifications in order to ensure implementation of SCAQMD Rule 403, which limits fugitive dust emissions:</i></p> <ul style="list-style-type: none"> • <i>All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour;</i> • <i>The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day; and</i> 	<p>Prior to building plan check.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At building plan check.</p>

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Wildomar Walmart Project
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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
	<ul style="list-style-type: none"> The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 				
4.3.2	Grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. This requirement is based on the California Air Resources Board regulation in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure applies to construction traffic.	Prior to the issuance of grading plans.	Applicant.	City of Wildomar.	At issuance of grading plans.
4.3.3	During grading activity, all rubber tired dozers and scrapers (≥ 50 horsepower) shall be CARB Tier 3 Certified or better. Additionally, during grading activity, total horsepower-hours per day for all equipment shall not exceed 16,784; and the maximum (actively graded) disturbance area shall not exceed five acres per day.	During grading activity.	Construction contractor.	City of Wildomar.	Ongoing throughout grading activity.
4.3.4	Prior to the issuance of building permits, the Project Applicant shall submit energy usage calculations showing that the Project is designed to achieve a minimum 5% efficiency beyond then incumbent California Building	Prior to issuance of building permits.	Applicant.	City of Wildomar.	At issuance of building permits.

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<p><i>Code Title 24 requirements. The Project energy usage calculations shall be subject to review and approval by the City.</i></p>				
<p><i>Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</i></p> <ul style="list-style-type: none"> • <i>Increase in insulation such that heat transfer and thermal bridging is minimized;</i> • <i>Limit air leakage through the structure and/or within the heating and cooling distribution system;</i> • <i>Use of energy-efficient space heating and cooling equipment;</i> • <i>Installation of electrical hook-ups at loading dock areas;</i> • <i>Installation of dual-paned or other energy efficient windows;</i> • <i>Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;</i> • <i>Installation of automatic devices to turn off lights where they are not needed;</i> 				

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 	Prior to issuance of building permits.	Applicant.	City of Wildomar.	At issuance of building permits.
<p>4.3.5 <i>Enhanced Water Conservation Required: Prior to the issuance of building permits, the Project Applicant shall prepare a Water Conservation Strategy demonstrating a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). The Project Water Conservation Strategy shall be subject to review and approval by the City.</i></p> <p><i>The Project shall also implement the following:</i></p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques; • U.S. Environmental Protection Agency (EPA) 				

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
	<i>Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</i>				
Noise					
4.4.1	<i>Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall not occur between the hours of 6 p.m. to 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May.</i>	<i>Prior to approval of grading plans and/or issuance of building permits.</i>	<i>Applicant.</i>	<i>City of Wildomar.</i>	<i>At approval of grading plans and/or issuance of building permits.</i>
4.4.2	<i>During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. It is noted that stationary equipment is transitory to the site and is located based on a given construction task or phase, however noise emitting construction equipment that may be employed in various temporary fixed positions throughout the Project site shall be oriented to direct noise away from the nearest noise sensitive receptor(s).</i>	<i>Throughout construction</i>	<i>Construction contractor.</i>	<i>City of Wildomar.</i>	<i>Ongoing throughout construction activity.</i>

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
4.4.3	<i>The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction. A review of the Project site and the location of nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the northern portion of the site near Bundy Canyon Road and away from the residential land use located south of Canyon Drive.</i>	Throughout construction	Construction contractor.	City of Wildomar.	Ongoing throughout construction activity.
4.4.4	<i>The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.</i>	Throughout construction	Construction contractor.	City of Wildomar.	Ongoing throughout construction activity.
4.4.5	<i>All trucks, tractors, and forklifts shall be operated with proper operating and well maintained mufflers.</i>	Throughout construction	Construction contractor.	City of Wildomar.	Ongoing throughout construction activity.
4.4.6	<i>Maintain quality pavement conditions that are free of bumps to minimize truck noise.</i>	Ongoing throughout Project operations.	Future tenant.	City of Wildomar.	Ongoing throughout Project operations.
4.4.7	<i>The truck access points and loading docks within the truck court on the Project site shall be posted with signs which state:</i> <ul style="list-style-type: none"> • <i>Truck drivers shall turn off engines when not in use;</i> 	Ongoing throughout Project operations.	Future tenant.	City of Wildomar.	Ongoing throughout Project operations.

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Trucks servicing the Project shall not idle for more than five (5) minutes; and • Telephone numbers of the building facilities manager to report violations. 				
<u>Hydrology and Water Quality</u>				
<p>4.6.1 <i>Prior to the issuance of grading permits, the Project Applicant must obtain coverage under the SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). As required by the General Permit, Project Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Wildomar, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board for review and approval. The SWPPP shall identify pre- and post-construction Best Management Practices (BMPs) intended to prevent the release of sediment and pollutants into downstream waterways and comply with all other requirements of the General Permit. Examples of construction BMPs to be incorporated in the Project include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> • Silt Fences; • Check Dams; 	<p>Prior to issuance of grading permits.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At issuance of grading permits.</p>

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Wildomar Walmart Project
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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Gravel Bag Berms; • Street Sweeping and Vacuuming; • Sand Bag Barriers; • Storm Drain Inlet Protection; • Wind Erosion Control; • Stabilized Construction Entrance/Exit; and • Entrance/Outlet Tire Wash. 				

Post-construction BMPs to reduce sediments and other pollutants include, but are not limited to, the following:

- *Providing permanent cover to stabilize the disturbed surfaces after construction has been completed;*
- *Incorporating structural BMPs (e.g., grease traps, debris, screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the Project's design to provide detention and filtering of contaminants in urban runoff prior to discharge to stormwater facilities;*
- *Precluding non-stormwater discharges to the stormwater system; and*
- *Performing monitoring of discharges to the stormwater system.*

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
4.6.2	<i>Prior to the issuance of grading permits, the Project Applicant shall submit a final Water Quality Management Plan (WQMP) to the City of Wildomar, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board for review and approval, as required by SDRWQCB Order No. 2010-0016. The WQMP shall identify Best Management Practices (BMPs) addressing all post-construction pollutant discharges and comply with all other requirements of Order No. 2010-0016. Examples of BMPs included in the Project’s Preliminary WQMP include the following:</i>	<i>Prior to issuance of grading permits.</i>	<i>Applicant.</i>	<i>City of Wildomar.</i>	<i>At issuance of grading permits.</i>

Source Control/Non-Structural BMPs

- *Education of property owners, operators, tenants, occupants, or employees;*
- *Street Sweeping of Private Streets and Parking Lots;*
- *Drainage facility inspection and maintenance;*
- *Roof Runoff Controls;*
- *Efficient Irrigation;*
- *Protection of Slopes and Channels;*
- *Storm Drain stenciling and signage;*
- *Trash Storage Areas and Litter Control;*
- *Irrigation system and landscape maintenance; and*
- *Loading dock drainage controls.*

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<u>Site Design/Structural BMPs</u>				
<ul style="list-style-type: none"> • Maximize permeable areas; • Minimize street, sidewalk, and parking lot aisle widths; • Maintain natural drainage patterns; • Incorporate drought-tolerant landscaping; • On-site ponding areas or retention facilities to increase opportunities for infiltration; • Convey roof runoff to landscaping/permeable areas prior to discharge to storm drains; • Drain sidewalks and walkways to adjacent landscaped areas; and • Integration of landscaping and drainage designs. 				
4.6.3 <i>If determined necessary by the City, the Interim Off-site Drainage Concept described at Section 4.6.4.3, and discussed in detail within Limited Off-Site Storm Drain Analysis for #3882-02 Wildomar, CA Walmart Planning Application No. 13-0086 I-15 & Bundy Canyon Road Wildomar, CA (Nasland Engineering) July 8, 2014 (Off-Site Storm Drain Analysis, included at Draft EIR Appendix F), shall be implemented by the Project Applicant. Final design of the Interim Off-site Drainage Concept is subject to review and approval by the City Engineer.</i>	Prior to issuance of building permits.	Applicant.	City of Wildomar.	At issuance of building permits.

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<u>Biological Resources</u>				
4.7.1 <i>Limits of the Project site shall be clearly marked by stakes or other means to ensure that off-site areas are not disturbed by Project construction activities.</i>	Throughout construction.	Construction contractor.	City of Wildomar.	Ongoing throughout construction.
4.7.2 <i>A biological monitor shall be on-site during all vegetation clearing activities, and will halt any such activities if, in his or her professional opinion, such activities will result in the take of a protected species.</i>	During all vegetation clearing activities.	Applicant.	City of Wildomar.	Ongoing during all vegetation clearing activities.
4.7.3 <i>Within 30 days prior to disturbance at the Project site, a pre-construction survey shall be conducted for burrowing owl (<i>Athene cunicularia</i>), and if owls are present they can be relocated following accepted protocols to comply with the MSHCP.</i>	Within 30 days prior to disturbance at the Project site.	Applicant.	City of Wildomar.	Within 30 days prior to disturbance at the Project site.
4.7.4 <i>To avoid impacts to nesting birds and to comply with the federal Migratory Bird Treaty Act of 1918 (MBTA):</i> <ul style="list-style-type: none"> • <i>If possible, all vegetation removal activities shall be scheduled from September 15 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly.</i> • <i>If vegetation is to be cleared during the nesting season (February 15 – September 15), all suitable habitat</i> 	Throughout construction.	Applicant.	City of Wildomar.	Ongoing throughout construction.

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<i>shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 200-foot buffer and up to 500 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.</i>				
4.7.5 <i>A biologist shall make periodic site visits to ensure compliance with all permit conditions.</i>	Throughout construction.	Applicant.	City of Wildomar.	Ongoing throughout construction.
4.7.6 <i>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a Regional Board 401 Certification, or a written waiver of the requirement for such an agreement or permit, from the California Regional Water Quality Control Board. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</i>	Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.	Applicant.	City of Wildomar.	At issuance of any grading permits.

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	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
4.7.7	<i>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from the California Department of Fish and Wildlife. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</i>	<i>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</i>	Applicant.	City of Wildomar.	<i>At issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</i>
4.7.8	<i>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a 404 permit, or a written waiver of the requirement for such an agreement or permit, from the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</i>	<i>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</i>	Applicant.	City of Wildomar.	<i>At issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</i>
<u>Geology and Soils</u>					
4.8.1	<i>Design and development of the Project shall comply with recommendations and performance standards identified in the Geotechnical Investigation at pages 8 through 21, Sections 6.1 through 6.14. Where the Project Geotechnical Investigation is silent, requirements of the California Building Code as adopted and implemented by the City shall prevail. The Project Geotechnical Investigation provides recommendations and performance standards for</i>	<i>Prior to building plan check.</i>	Applicant.	City of Wildomar.	<i>At building plan check.</i>

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Mitigation Measures <i>the following design and development components/attributes:</i>	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<ul style="list-style-type: none"> • Excavation and Soil Characteristics; • Temporary Slope Excavations (i.e., trenching); • Grading; • Slopes; • Seismic Design Criteria; • Foundations; • Concrete Slabs-on-Grade; • Conventional Retaining Walls; • Pavement Recommendations; • Hydraulic Conductivity; • Detention Basin and Bioswale Recommendations; • Site Drainage and Moisture Protection; and • Foundation and Grading Plan Review. 	Prior to development approval on the Project site and issuance of any grading, building, or other permit.	Applicant.	City of Wildomar.	At development approval on the Project site and issuance of any grading, building, or other permit.

Cultural Resources

4.9.1 *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 on all construction contract documentation:*

“If during grading or construction activities, cultural resources are discovered on the Project site, work shall be

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Wildomar Walmart Project
Mitigation Monitoring Plan**

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Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
<p><i>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 4.9.2."</i></p>				
<p>4.9.2 <i>At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate 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</i></p>	<p>At least 30 days prior to seeking a grading permit.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At issuance of grading permit.</p>

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<p><i>for addressing the treatment of cultural resources; Project 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.</i></p>	<p>Prior to development approval on the Project site and issuance of any grading, building, or other permit.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At development approval on the Project site and issuance of any grading, building, or other permit.</p>
<p>4.9.3 <i>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 on all construction contract documentation:</i></p> <p><i>“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</i></p>				

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<p><i>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” within 24 hours of receiving notification from the coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.”</i></p>	<p align="center">Throughout grading/prior to issuance of building permit.</p>	<p align="center">Qualified professional archeologist/ Applicant.</p>	<p align="center">City of Wildomar.</p>	<p align="center">At issuance of building permit.</p>
<p><i>4.9.4 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 4.9.2, that are collected during the grading monitoring program and from 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.</i></p>				

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4.9.5 <i>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.</i>	Throughout grading.	Construction contractor.	City of Wildomar.	Ongoing throughout grading.
4.9.6 <i>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 on all construction contract documentation:</i> <i>“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</i>	Prior to development approval on the Project site and issuance of any grading, building, or other permit.	Applicant.	City of Wildomar.	At development approval on the Project site and issuance of any grading, building, or other permit.

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<p><i>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 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."</i></p>				
<p>4.9.7 <i>To address the possibility that cultural resources may be encountered during grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural and/or paleontological resources.</i></p>	<p>Throughout construction.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>Throughout construction, or until the qualified professional archeologist is satisfied that construction will not disturb cultural and/or paleontological resources.</p>

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<p>4.9.8 <i>Prior to the issuance of a grading permit, the Project applicant(s) shall identify the qualified paleontologist to the City of Wildomar 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 paleontological resource's disposition to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.</i></p>	<p>Prior to the issuance of grading permit.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At issuance of grading permit.</p>
<p>4.9.9 <i>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</i></p>	<p>Throughout grading and excavation activities.</p>	<p>Applicant.</p>	<p>City of Wildomar.</p>	<p>At issuance of a building permit.</p>

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<i>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.</i>				
<i>4.9.10 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.</i>	Prior to issuance of building permits.	Qualified professional archeologist.	City of Wildomar.	Prior to the Issuance of a Certificate of Occupancy
<i>4.9.11 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.</i>	Prior to issuance of building permits.	Qualified professional archeologist.	City of Wildomar.	Prior to the Issuance of a Certificate of Occupancy.
<i>4.9.12 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</i>	Prior to issuance of building permits.	Qualified professional archeologist/ Applicant.	City of Wildomar.	Prior to the Issuance of a Certificate of Occupancy.

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<i>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.</i>				