



**Mitigation Monitoring and Reporting Program
for the FINAL Environmental Impact Report
Villa Siena Residential Project
City of Wildomar, County of Riverside, California**

State Clearinghouse Number 2014041075

Prepared for:



City of Wildomar

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Table 1: Villa Siena Residential Project Mitigation Monitoring and Reporting Program

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
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| | | | | Date | Initial |
| 1. Agricultural Resources and Forest Resources | | | | | |
| MM AG-1. Prospective residential tenants will be informed of the presence of adjacent and nearby lands with the potential for light agriculture and animal keeping, and that they may be exposed to conditions associated with these uses, including but not limited to dust, noise, odors, and pests, and that these property owners have the right to farm consistent with the zoning for their property, and further indicates that these activities would generally not be considered a legal nuisance. | Direct observation of verification | After construction of the project | City of Wildomar Planning and Building Division | | |
| 2. Biological Resources | | | | | |
| MM BIO-1. Pre-construction surveys shall be performed for the burrowing owl as per CDFW survey protocols no more than three (3) days prior to the start of site grading/clearing to verify the presence or absence of the species. A survey report will be prepared within seven days following completion of the survey and will be submitted to the City for review. If the species is observed during the pre-construction surveys, consultation with the CDFW shall be conducted for any relocation (passive or active) of burrowing owls. Notification to the CDFW shall occur if owls are found to be present onsite and the development of a conservation strategy in cooperation with the U. S. Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted. | Verify inclusion in project specifications, site inspection | Survey protocols within 30 days prior to the start of site grading/clearing | City of Wildomar Planning and Building Division | | |
| MM BIO-2. If ground or vegetation disturbance occurs between February and August, a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than three (3) days prior to construction, ground disturbance, or vegetation removal. The survey area shall include the | Verify inclusion in project specifications, site inspection prior to commencement of vegetation removal/ground | No more than three (3) days prior to construction, ground disturbance, or vegetation removal during the nesting | City of Wildomar Planning and Building Division | | |

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| <p>project site and a 250-foot buffer around the site. Any active nests identified shall have a buffer area established within a 100-foot radius (200 foot for birds of prey) of the active nest. Construction activities shall not occur within the buffer area until the biologist determines that the young have fledged.</p> | <p>disturbance</p> | <p>bird season (February through August)</p> | | | |
| <p>MM BIO-3. Prior to issuance of a grading permit, the applicant shall file a Notification of Lake or Streambed Alteration to the CDFW's Lake and Streambed Alteration Program at the Ontario office. The applicant shall coordinate with CDFW in order to provide off-site mitigation for the on-site impacts. Mitigation shall be located off-site because of the limitations on the project site. Specifically, the applicant shall coordinate with the Elsinore Murrieta-Anza Resources Conservation District (EMARCD) to restore and enhance riparian/riverine habitat along existing drainages on a mitigation site owned by EMARCD. Mitigation shall be at a rate of 2:1 and approximately 10,000 square feet of riparian/riverine habitat shall be restored and enhanced. A detailed restoration plan shall be prepared for approval by the City and the resources agencies. The plan shall provide a schedule for site preparation and planting, and shall include a set of performance criteria for percent cover, density, and seed production within the mitigation area. This mitigation measure will ensure a no net loss of riparian/riverine habitat as required under the Multiple Species Habitat Conservation Plan.</p> | <p>Verify inclusion in project specifications, site inspection</p> | <p>Prior to issuance of a grading permit</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM BIO-4. The applicant shall implement the MSHCP Urban/Wildlife Interface Guidelines to ensure all indirect impacts to drainage features will be minimized. The guidelines are described in Section 6.1.4 of the MSHCP and include guidelines addressing drainage features, toxics, lighting, noise, invasive species, barriers, access, grading/land development, and fuels management.</p> | <p>Direct observation of verification</p> | <p>Prior to issuance of a grading permit</p> | <p>City of Wildomar Planning and Building Division</p> | | |

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| <p>MM BIO-5. Prior to issuance of a grading permit for the proposed project, the project applicant shall pay all applicable MSHCP fees in full.</p> | <p>Direct observation of verification</p> | <p>Prior to issuance of a grading permit</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM BIO-6. Prior to issuance of a grading permit for the proposed project, the project applicant shall pay all applicable SKR-HCP fees in full.</p> | <p>Direct observation of verification</p> | <p>Prior to issuance of a grading permit</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>3. Cultural Resources</p> | | | | | |
| <p>MM CUL-1. If during grading or construction activities, archaeological 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 archaeologist and the Pechanga Tribe. Any unanticipated archaeological resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. 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. If the qualified archaeologist and the Pechanga Tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2 and the Archaeological Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2. This mitigation measure shall be incorporated into all construction contract documentation.</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM CUL-2. At least 30 days prior to seeking a grading permit, the project applicants shall contact the Pechanga Tribe to notify them of the proposed grading and shall coordinate with the City of Wildomar and the Pechanga Tribe to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include but not be limited to outlining provisions and requirements for addressing the treatment of archaeological resources; project</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>At least 30 days prior to seeking a grading permit</p> | <p>City of Wildomar Planning and Building Division</p> | | |

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| <p>grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, sacred sites, burial goods, 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>MM CUL-3. All archaeological resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Archaeological Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, that are collected during the grading monitoring program and from any previous archaeological 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 CFR Part 79 for federal repositories.</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM CUL-4. 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 Section 15064.5.</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM CUL-5. 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 archaeologist, and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Pechanga Tribe cannot agree on the significance of or the mitigation for such resources, these</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |

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| <p>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 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. This mitigation measure shall be incorporated into all construction contract documentation.</p> | | | | | |
| <p>MM CUL-6. To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist 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 resources.</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>MM CUL-7. Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils.</p> <p>If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |

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| <p>shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository</p> | | | | | |
| <p>MM CUL-8. 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” 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. This mitigation measure shall be incorporated into all construction contract documentation</p> | <p>Verify inclusion in grading plan notes, site inspection</p> | <p>During site grading or construction activities</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>4. Hazards and Hazardous Materials</p> | | | | | |
| <p>MM HAZ-1. Prior to demolition, an inspection shall be performed by an accredited building inspector for asbestos-containing materials (ACMs). All demolition that could result in the release of lead and/or asbestos must be conducted according to the California Occupational Safety and Health Administration (Cal/OSHA) standards.</p> | <p>Direct observation of verification</p> | <p>Prior to demolition</p> | <p>City of Wildomar Planning and Building Division</p> | | |
| <p>5. Hydrology and Water Quality</p> | | | | | |
| <p>MM HWQ-1. Prior to the issuance of grading permits for any</p> | <p>Direct observation of</p> | <p>Prior to the issuance</p> | <p>City of Wildomar</p> | | |

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| <p>portion or phase of the project, the developer shall prepare and submit a Preliminary Water Quality Management Plan and a Storm Water Pollution Prevention Plan (SWPPP) to the City of Wildomar for review and approval. (Note: a Draft WQMP, contained in Appendix F, has been submitted to the City for review and will be implemented in its final form once approved.) The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to limit stormwater pollution from construction and operational sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> • Soil stabilization practices • Dewatering practices (if necessary) • Sediment and runoff control practices • Monitoring protocols • Waste management and disposal control practices <p>Once approved by the City of Wildomar, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP.</p> <p>The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the project site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet | <p>verification</p> | <p>of grading permits for any portion or phase of the project</p> | <p>Engineering and Planning Departments</p> | | |
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| <p>protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas.</p> <ul style="list-style-type: none"> • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30–March 30). • Sediment shall be retained onsite by one or more basins, traps, or other appropriate improvements. Of critical importance is the protection of existing catch basins that eventually drain to the Santa Margarita River. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. • BMP performance and effectiveness shall be determined either by visual means where applicable (such as observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required to determine adequacy of the measure. • Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance. | | | | | |
| <p>6. Noise</p> | | | | | |
| <p>MM NOI-1. The developer shall implement all of the following mitigation measures as needed to achieve on-site operational interior noise levels of 45 dBA CNEL at 1st and 2nd story units proposed adjacent to Prielipp Road:</p> <ol style="list-style-type: none"> Air conditioning or mechanical ventilation. Double-paned glass. Solid core doors with weather stripping and seals. Stucco or brick veneer exterior walls or wood siding w/one-half inch thick fiberboard under-layer. | <p>Verify inclusion in project specifications; site inspections</p> | <p>During construction activities</p> | <p>City of Wildomar Building & Safety and Planning Departments</p> | | |

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| e. Glass portions of windows/doors not to exceed 20 percent. f. Exterior vents facing noise source shall be baffled. | | | | | |
| MM NOI-2. The project applicant shall utilize noise attenuating shielding on all sides of the HVAC units in the three easternmost clusters of residential buildings and shall utilize HVAC units that are manufacture rated to not exceed 55 dBA Leq at 50 feet. | Verify inclusion in project specifications; site inspections | During construction activities | City of Wildomar Building & Safety and Planning Departments | | |
| MM NOI-3. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. | Verify inclusion in project specifications; site inspections | During all project site excavation and grading on-site | City of Wildomar Building & Safety and Planning Departments | | |
| MM NOI-4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. | Verify inclusion in project specifications; site inspections | During all project site excavation, grading on-site and construction activities | City of Wildomar Building & Safety and Planning Departments | | |
| MM NOI-5. The use of music or sound amplification on the project site during construction shall be prohibited. | Verify inclusion in project specifications; site inspections | During all project site excavation, grading on-site and construction activities | City of Wildomar Building & Safety and Planning Departments | | |
| MM NOI-6. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. | Verify inclusion in project specifications; site inspections | During all project site excavation, grading on-site and construction activities | City of Wildomar Building & Safety and Planning Departments | | |

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| <p>MM NOI-7. Avoid the use of pavement breakers and vibratory rollers and packers near sensitive receptors.</p> | <p>Verify inclusion in project specifications; site inspections</p> | <p>During construction activities</p> | <p>City of Wildomar Building & Safety and Planning Departments</p> | | |
| <p>MM NOI-8. The construction contractor shall ensure that all on-site noise producing construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September or between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.</p> | <p>Verify inclusion in project specifications; site inspections</p> | <p>During construction activities</p> | <p>City of Wildomar Building & Safety and Planning Departments</p> | | |
| <p>7. Transportation and Traffic</p> | | | | | |
| <p>MM TRANS-1. Prior to the issuance of a certificate of occupancy for the project, the project applicant shall install or contribute toward the pro-rata share for the installation of a traffic signal at the intersection of Elizabeth Lane and Clinton Keith Road.</p> | <p>Review and approval of street improvement plans by the City of City of Richmond Engineer, or verify payment of all applicable local and regional traffic impact fees</p> | <p>Prior to issuance of occupancy permits</p> | <p>City of Wildomar Engineering and Planning Departments</p> | | |
| <p>MM TRANS-2. Construction of on-site improvements shall occur in conjunction with adjacent project development activity or as needed for project access purposes. Prior to issuance of a certificate of occupancy, the project applicant shall do the following, consistent with Figure 6-1, Circulation Recommendations, in the project Traffic Impact Analysis by Trames Solutions, Inc. (2015) for the project:</p> <ul style="list-style-type: none"> • Provide stop sign at the project driveways to control traffic leaving the project site. • Provide a dedicated eastbound left turn lane at the project’s main driveway along Prielipp Road. • Construct the extension of Elizabeth Lane to its ultimate half-section width as a collector roadway from Prielipp Road to the project’s northerly boundary. | <p>Review and approval of street improvement plans by the City of City of Richmond Engineer</p> | <p>Prior to issuance of occupancy permits and ongoing during project operation</p> | <p>City of Wildomar Engineering and Planning Departments</p> | | |

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| <ul style="list-style-type: none">• Construct Jana Lane to its ultimate half-section width as a collector roadway from Prielipp Road to the Project's northerly boundary.• Construct Prielipp Road to its ultimate half-section width as a secondary roadway from Elizabeth Lane to the project's easterly boundary.• On-site traffic signing and striping shall be incorporated into construction plans for the project.• Verify that minimum sight distance is provided at the project driveways. | | | | | |
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