

# GROVE PARK DEVELOPMENT PROJECT

## MITIGATION MONITORING AND REPORTING PROGRAM

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### 1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Grove Park Development Project. 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. 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.”

### 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 City departments are responsible for various 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 Environmental Impact Report (EIR), in the same order they appear in the EIR.
- **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.

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<b>4.3 Air Quality</b>						
<b>4.3.6.1A</b> “Zero-Volatile Organic Compounds” paints (no more than 150 grams/liter of VOC) and/or High Pressure/Low Volume (HPLV) applications consistent with SCAQMD Rule 1113 shall be used during project construction.	City Planning Department	As needed during construction	During project construction	On-site inspection		Issuance of a Stop Work Order
<b>4.3.6.1B</b> All rubber tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better.	City Planning Department	As needed during construction	During project construction	On-site inspection		Issuance of a Stop Work Order
<b>4.3.6.1C</b> Appropriate provisions detailed in SCAQMD Rule 403 shall be implemented for the duration of project construction. Fugitive dust suppression measures include but shall not be limited to the following: <ul style="list-style-type: none"> <li>All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 miles per hour;</li> <li>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</li> <li>The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.</li> </ul>	City Planning Department	As needed during construction	During project construction	On-site inspection		Issuance of a Stop Work Order
<b>4.3.6.1D</b> On-site construction equipment shall be shut off at or prior to five minutes of idling.	City Planning Department	As needed during construction	During project construction	On-site inspection		Issuance of a Stop Work Order

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<b>4.4 Biological Resources</b>						
<p><b>4.4.6.1A</b> A pre-construction burrowing owl survey shall be conducted by a qualified biologist prior to the start of ground-disturbing activities. The burrowing owl survey shall be conducted pursuant to the guidelines established by the California Department of Fish and Wildlife and shall require four site visits (two in the morning and two in the evening) to determine the on-site presence/absence of the species. The final survey shall occur no more than three days prior to the start of ground-disturbing activities. In the event this species is not identified on site, no further mitigation is required. If during the pre-construction burrowing owl survey, this species is found to occupy the site, Mitigation Measure 4.4.6.1B shall be required.</p>	City Planning Department	Once	Prior to the start of ground disturbing activities	Review of pre-construction survey for burrowing owls		Withhold Grading Permits
<p><b>4.4.6.1B</b> If burrowing owls are identified during the survey periods, the City or project applicant shall develop a burrowing owl conservation strategy that is acceptable to the California Department of Fish and Wildlife (CDFW), the Western Riverside County Regional Conservation Authority (RCA) and the United States Fish and Wildlife Service (USFWS). If passive or active relocation of 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 shall include the following:</p> <ul style="list-style-type: none"> <li>• The location of the nests and the owls proposed for relocation;</li> <li>• The locations of the proposed relocation sites;</li> <li>• The number of adult owls and juveniles proposed for relocation;</li> <li>• The time of year when relocation is proposed to</li> </ul>	City Planning Department	Once	Prior to issuance of any grading permits and during construction	Written verification of a relocation plan has been approved by the California Department of Fish and Wildlife		Withhold Grading Permits

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<p>occur;</p> <ul style="list-style-type: none"> <li>• The name of the biologist proposed to supervise the relocation and the details of his/her experience capturing, handling and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls) and the relevant permits held;</li> <li>• A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site;</li> <li>• A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities, including the provision of food and water.</li> <li>• A description of the monitoring methods and monitoring duration to be employed to verify survival of the relocate owls and their long-term retention on the relocation site.</li> </ul>						
<p><b>4.4.6.2A</b> Prior to the issuance of any grading permit for permanent impacts in jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 401 permit from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> <li>1. Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed</li> </ol>	City Planning Department	Once prior to issuance of grading permit	Prior to grading permit	Written verification of USACE approval of jurisdictional determination and Clean Water Act Section 404 permit		Withhold Grading Permit

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>within Riverside County at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank.</p> <p>2. Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank.</p>						
<p><b>4.4.6.2B</b> Prior to any development activity or the issuance of any permit or approval removing or encroaching upon oak trees on the project site (this generally includes the canopy drip-line of trees within the area of ground disturbance and trees subject to changes in hydrologic regime), an Oak Tree Mitigation Plan prepared by a certified arborist, registered professional forester, botanist, or landscape architect shall be submitted for review and approval by the City that includes:</p> <p>1. A survey showing the location of oak trees 5 inches or more in diameter at breast height (DBH), as defined by Public Resources Code Section 21083.4(a).</p> <p>2. The removal of all oak trees 5 inches or more DBH height shall be mitigated. Removal shall be mitigated by planting</p>	City Planning Department	Once	Prior to any permit or approval removing or encroaching upon oak trees	Review of Oak Tree Mitigation Plan		Withhold Grading Permits

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>(or replanting) and maintaining oak trees. A minimum of three native oak trees of 5 gallons or larger size shall be planted for each oak tree removed that is greater than or equal to 5 inches DBH. The trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Replanted oak trees shall be maintained for a period of seven years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted.</p> <p>3. A replanting schedule and diagram for trees removed or encroached upon by the project shall be submitted to and approved by the City. Replanted trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals.</p> <p>4. Oak tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip-line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by the Oak Tree Mitigation Plan.</p> <p>5. Conservation easements or funds for off-site oak woodlands conservation shall be proposed to and</p>						



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<p>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. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe(s) determine 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 4.5.6.1B.</p> <p>This mitigation measure shall be incorporated in all construction contract documentation.</p>	City Planning Director and Building Official	Once	Prior to issuance of grading permit.	<p>Band monitors have been retained.</p> <p>Review and approval of construction documents.</p>		Withhold Grading Permit
<p><b>4.5.6.1B</b> At least 30 days prior to seeking a grading permit, the project applicant(s) shall contact the Pechanga and Soboba Bands (Tribes) to notify the Tribes of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Tribes to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but shall not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and location of final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements</p>	City Planning Director and Building Official	Once	30 days prior to issuance of grading permit	City review of Cultural Resources Treatment and Monitoring Agreement		Withhold Grading Permit

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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.						
<b>4.5.6.1C</b> In the event agreement on the significance and/or mitigation of archaeological resources cannot be reached, 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 both the Pechanga and the Soboba Bands (Tribes). Notwithstanding any other rights available under the law, the Planning Director's decision shall be appealable to the City Council 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 laws, 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.	City Planning Director	Once	If a dispute arises over the agreement of significance of discovered archaeological resources during construction.	Planning Director shall make the determination based on the provisions of CEQA.		Issuance of Stop Work Order.
<b>4.5.6.1D</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 <b>Mitigation Measure 4.5.6.1B</b> , 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 a curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories.	City Planning Department	Once	Prior to issuance of Certificate of Occupancy	The applicant shall provide the Planning Department written verification that any archeological resources found during grading activities are		Withhold issuance of Certificate of Occupancy

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				curated in certified repository.		
<p><b>4.5.6.1E</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 archaeologist in consultation with the Tribe(s). 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>	City Planning Director	Once or more	<p>During grading and ground disturbing activities.</p> <p>Avoidance of or in-situ preservation of a scared site.</p>	<p>The qualified archaeologist for the project shall provide written verification to the Planning Director that they have consulted with the Tribe(s).</p> <p>If a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required and agreed upon by the City.</p>		Issuance of Stop Work Order
<p><b>4.5.6.1F</b> To address the possibility that cultural 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>	City Planning Department	During grading and construction	Prior to issuance of grading permit	Verification to the City that a qualified archeologist has been retained by the contractor prior to grading		Withhold grading permit

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				activities.		
<b>4.5.6.2A</b> 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 recommendations shall follow procedures established by the Society of Vertebrate Paleontology (SVP) for assessment and mitigation of impacts to paleontological resources, which the Planning Director shall follow. The developer shall pay for all required treatment and storage of the discovered resources.	City Planning Director	Once	Prior to issuance of grading permit	Verification to the City that a qualified paleontologist has been retained by the contractor prior to grading activities.		Withhold grading permit
<b>4.5.6.2B</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 Pauba Formation. 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.	City Planning Department	During grading and excavation	Prior to issuance of grading permit	Verification to the City that a qualified paleontologist has been retained by the contractor prior to grading activities.		Withhold grading permit
<b>4.5.6.2C</b> Any recovered paleontological specimens shall be	City Planning	Once	Prior to	The applicant		Withhold

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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.	Department		issuance of Certificate of Occupancy	shall provide the Planning Department written verification that any paleontological resources found during grading activities are recorded.		issuance of Certificate of Occupancy
<b>4.5.6.2D</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.	City Planning Department	Once	Prior to issuance of Certificate of Occupancy	The applicant shall provide the Planning Department written verification that any paleontological resources found during grading activities are recorded and deposited in an accredited public museum repository.		Withhold issuance of Certificate of Occupancy
<b>4.5.6.2E</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	City Planning Department	Once	Prior to issuance of Certificate of Occupancy	Submittal to the City of Final Monitoring and Mitigation Report of Findings and		Withhold issuance of Certificate of Occupancy

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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.				Significance.		
<b>4.9 Hydrology and Water Quality</b>						
<p><b>4.9.6.1A</b> Prior to the issuance of grading permits, the project applicant shall submit evidence to the City that coverage under the SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ) has been obtained. 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. BMPs to be implemented may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> <li>• Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs are to be periodically inspected by the RWQCB during construction, and repairs would be made as required.</li> <li>• Materials that have the potential to contribute non-visible pollutants to storm water must not be placed in drainage ways and must be placed in temporary storage containment areas.</li> <li>• All loose soil, silt, clay, sand, debris, and other earthen material shall be controlled to eliminate discharge from</li> </ul>	City Engineer or Designee	Once	Prior to issuance of grading permit	Submittal to the City written verification of filing and approval of a SWPPP to the City, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board.		Withhold Grading Permit

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<p>the site. Temporary soil stabilization measures to be considered include: covering disturbed areas with mulch, temporary seeding, soil stabilizing binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.</p> <ul style="list-style-type: none"> <li>The SWPPP shall include inspection forms for routine monitoring of the site during the construction phase.</li> <li>Additional required BMPs and erosion control measures shall be documented in the SWPPP.</li> </ul> <p>The SWPPP would be kept on site for the duration of project construction and shall be available to the local Regional Water Quality Control Board for inspection at any time.</p>	City's Building Official	Continuous during construction	During construction	Copy of the SWPPP and inspection forms shall be kept onsite.		Issuance of a Stop Work Order
<p><b>4.9.6.2A</b> Prior to the issuance of grading permits, the Project Applicant shall submit a final Water Quality Management Plan (WQMP) to the City of Wildomar, for review and approval, as required by SDRWQCB Order No. R9-2004-001 (MS4 Permit) and the current Riverside County Water Quality Management Plan for Urban Runoff. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. This measure shall be implemented to the satisfaction of the City Public Works Department and Planning Division as appropriate.</p>	City Public Works Department and Planning Department	Once	Prior to issuance of grading permits	Applicant shall submit for City review and approval of final WQMP.		Withhold grading permits
<b>4.12 Noise</b>						
<p><b>4.12.6.1A</b> A noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project. Methods to mitigate construction noise shall include:</p>	City Engineer or Designee	Once	Prior to issuance of grading permits	Applicant shall submit for City review and approval a noise mitigation plan.		Withhold Grading Permit

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<ul style="list-style-type: none"> <li>- Install temporary noise control barriers, or equally effective noise protection measures, that provide a minimum noise level attenuation of 10 dBA when project construction occurs near existing noise-sensitive structures. The noise control barrier must present a solid face from top to bottom. The noise control barrier must be high enough and long enough to block the view of the noise source. Unnecessary openings shall not be made. The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired</li> <li>- The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</li> <li>- 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. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site</li> <li>- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site during all project construction.</li> <li>- The construction contractor shall limit haul truck deliveries to the same hours specified in the Clinton Keith Road (APN: 380-250-003) Traffic Impact</li> </ul>						

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Analysis with no more than 16 (two-way) haul trips per hour between 7:00 a.m. and 10:00 a.m., up to 30 (two-way) haul trips per hour between 10:00 a.m. and 2:00 p.m., and no more than 16 (two-way) haul trips per hour between 2:00 p.m. and 4:00 p.m. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.						
<b>4.12.6.1B</b> Prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating project construction activities shall occur between the permitted hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May (Section 9.48.020). The project construction supervisor shall ensure compliance with the requirement and the City shall conduct periodic inspection at its discretion.	City Engineer or Designee or Building Official	Once	Prior to issuance of Grading Permit and/or Building Permit	Review and approval of construction documents restricting allowed construction times.		Withhold Grading Permit and/or Building Permit
<b>4.12.6.1C</b> The construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding noise complaints. The construction manager, within 72 hours of receipt of a noise complaint, shall either take corrective actions or, if immediate action is not feasible, provide a plan or corrective action to address the source of the noise complaint.	City Engineer or Designee	Once	Prior to issuance of grading permit.	Visual verification of posted notice onsite.		Issuance of Stop Work Order
<b>4.12.6.2A</b> Buildings adjacent to Clinton Keith Road and Yamas Drive will require a Noise Level Reduction (NLR) of up to 24.3 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). In order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project plans shall include measures to achieve the following:  - <i>Windows:</i> All windows and sliding glass doors shall	City Building Official	Once	Prior to issuance of building permits	Review and approval of building plans		Withhold issuance of Building Permits.

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<p>be well fitted, with well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.</p> <ul style="list-style-type: none"> <li>- <i>Doors:</i> All exterior doors shall be well weather-stripped solid core assemblies at least 1.25 inches thick.</li> <li>- <i>Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.5 inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.5 inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</i></li> <li>- <i>Ventilation:</i> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code.</li> </ul>						
<b>4.16 Transportation and Traffic</b>						
<p><b>4.16.6.1A Salida del Sol/Yamas Drive/Clinton Keith Road:</b> Install a traffic signal with protected left-turn phasing on the eastbound and westbound approaches of Clinton Keith Road and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: One left-turn lane, one shared through/right-turn lane.</li> <li>• Southbound Approach: One left-turn lane, one shared through/right-turn lane.</li> <li>• Eastbound Approach: One left-turn lane, one shared through/right-turn lane.</li> </ul>	City Engineer or Designee	Once	Prior to issuance of the first Certificate of Occupancy	Review and approval of roadway improvements by City.		Withhold issuance of Certificate of Occupancy.

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<ul style="list-style-type: none"> <li>Westbound Approach: One left-turn lane, one shared through/right-turn lane.</li> </ul> <p>The scope of required improvements at this location shall be reviewed and approved by the City Engineer and be consistent with all applicable City standards.</p>						
<p><b>4.16.6.1B</b> Prior to the issuance of building permits, the project applicant shall submit evidence to the City that the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee (DIF), and/or fair-share contribution for the required improvements has been paid. As permitted by the City, payment of required fees may be offset by in-lieu fee credit derived by the applicant's installation of the improvement identified in <b>Mitigation Measure 4.16.6.1A</b>.</p>	City Engineer of Designee	Once	Prior to issuance of building permits	Evidence to the City of payment of TUMF and DIF fees.		Withhold Building Permit
<p><b>4.16.6.2A</b> Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.).</p> <p>Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.</p>	City Engineer or Designee	Once	Prior to issuance of grading permits	City review and approval of Construction Traffic Management Plan.		Withhold Grading Permit
<p><b>4.16.6.3A</b> Prior to the issuance of first occupancy permit, the project applicant shall submit evidence to the City that the Transportation Uniform Mitigation Fee (TUMF), and Development Impact Fee (DIF) payment for the following improvements have been made:</p> <ul style="list-style-type: none"> <li>George Avenue/Clinton Keith Road: <ul style="list-style-type: none"> <li>Restripe the eastbound right-turn lane as a shared through/right-turn lane (TUMF/DIF); and</li> </ul> </li> </ul>	City Public Works Director or Designee	Once	Prior to issuance of first occupancy permit	Evidence to the City of payment of TUMF and DIF payments		Withhold Occupancy Permit

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<ul style="list-style-type: none"> <li>○ Construct a westbound shared through/right-turn lane (DIF).</li> <li>• Inland Valley Drive/Clinton Keith Road: <ul style="list-style-type: none"> <li>○ Construct an eastbound through lane (TUMF); and</li> <li>○ Construct a westbound through lane (TUMF).</li> </ul> </li> <li>• <i>As required by the City's Public Works Director:</i> <ul style="list-style-type: none"> <li>○ Provide traffic signal interconnection.</li> <li>○</li> </ul> </li> </ul>						
<p><b>4.16.6.4A</b> Prior to the issuance of first occupancy permit, the project applicant shall submit evidence to the City that required Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee (DIF), and/or fair-share contribution for cumulative project impacts have been made.</p>	City Public Works Director or Designee	Once	Prior to issuance of first occupancy permit	Evidence to the City of payment of TUMF and DIF payments		Withhold Occupancy Permit