

# **HORIZONS 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 Horizons 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.

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Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<b>3.2 Air Quality</b>			
<b>MM 3.2.1a</b> Only "zero-volatile organic compounds" paints (no more than 150 grams per liter of VOC) and/or high pressure low volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.	During construction	City of Wildomar Engineering and Planning Departments	
<b>MM 3.2.1b</b> All rubber-tired dozers and scrapers during the grading phase of construction shall be California Air Resources Board (CARB) Tier 2 Certified or better.	During the grading phase of construction	City of Wildomar Engineering and Planning Departments	
<b>3.3 Biological Resources</b>			
<b>MM 3.3.1a</b> Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the project site, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.  Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
<b>MM 3.3.1b</b> If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the CDFW, the USFWS, and the Regional Conservation Authority in accordance with the CDFW's (2012) <i>Staff Report on Burrowing Owl Mitigation</i> .	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p><b>MM 3.3.1c</b> Preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 3 days prior to construction initiation. Preconstruction surveys must be performed by a qualified biologist for the purpose of determining the presence/absence of active nest sites within the proposed impact area and a 200-foot setback. If no active nests are found, no further mitigation is required. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.</p> <p>If active nest sites are identified within 200 feet of project activities, the City shall impose an exclusionary setback for all active nest sites prior to commencement of any project-related activities to avoid maintenance- or access-related disturbances to nesting migratory birds. A setback constitutes an area where project-related activities (i.e., vegetation removal and earth moving) shall not occur, and shall be imposed within 100 feet of any active nest sites until the nest is deemed inactive by a qualified biologist. Activities permitted within the setback and the size (i.e., 100 feet) of setbacks may be adjusted through consultation with the CDFW.</p>	Prior to construction	City of Wildomar Planning and Public Works Department	
<p><b>MM 3.3.2</b> Prior to the issuance of any grading permits, the project applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers, a Clean Water Act Section 401 permit from the Regional Water Quality Control Board, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife for impacts to jurisdictional features. 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 United</li> </ol>	Prior to project vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>States/waters of the State within the Santa Margarita watershed at a ratio no less than 1:1 or within an adjacent watershed 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 replacement 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 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>Purchase of mitigation credits through an agency-approved mitigation bank or in-lieu fee program shall occur prior to any impacts to jurisdictional drainages. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat pursuant to a Habitat Mitigation and Monitoring Plan. The plan shall be prepared prior to any impacts to jurisdictional features and shall provide details as to the implementation of the</p>			

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mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.			
<b>3.5 Cultural Resources</b>			
<b>MM 3.5.1</b> An archaeological monitor must be present during any earth-moving activities proposed within the subject property. The monitor shall work under the direct supervision of a cultural resources professional who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the project archaeologist can evaluate it. In the event of a new find, salvage excavation and reporting is required.	Prior to ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
<b>MM 3.5.2a</b> If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist (retained by the applicant), the Pechanga Tribe, and the Soboba Band. Any unanticipated cultural 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. In the event the significant resources are recovered and if the qualified archaeologist, the Tribe, and/or the Band 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, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement	Prior to ground-disturbing construction activities	City of Wildomar Building and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
required by mitigation measure MM 3.5.2b.			
<p><b>MM 3.5.2b</b> At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga Tribe and the Soboba Band to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar, the Tribe, and the Band to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; 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/Band 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>	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
<p><b>MM 3.5.3a</b> The project applicant shall retain a qualified paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential.</p> <p>Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not</p>	Prior to and during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.</p>			
<p><b>MM 3.5.3b</b> A qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p>	<p>During ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
<p><b>MM 3.5.3c</b> Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.</p>	<p>During ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Responsibility</b>	<b>Verification (Date and Initials)</b>
<b>MM 3.5.3d</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	Agreement prior to ground-disturbing construction activities and curation prior to occupancy	City of Wildomar Engineering and Planning Departments	
<b>MM 3.5.3e</b> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.	Following ground-disturbing activities, and prior to occupancy	City of Wildomar Engineering and Planning Departments	
<b>MM 3.5.4a</b> If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the 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 NAHC 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	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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Public Resources Code Section 5097.98.			
<b>MM 3.5.4b</b> All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure MM 3.5.2b, 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 or the Soboba Band, whichever is appropriate, which meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
<b>MM 3.5.4c</b> All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with both the Pechanga Tribe and the Soboba Band. 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.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
<b>3.6 Geology and Soils</b>			
<b>MM 3.6.2</b> The project applicant shall incorporate the recommendations of the preliminary geotechnical and fault rupture hazard investigation conducted by Gecon (2014; Appendix 3.6) into project plans. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards	Prior to construction activities	City of Wildomar Building and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
<b>MM 3.6.4</b> At a minimum, all existing artificial fill, alluvium, and colluvium shall be excavated and properly compacted for foundation and slab support. Where Pauba sandstone is present at the ground surface, excavation on the order of 1 foot is anticipated. Where undocumented fill, alluvium, and colluvium are present, removals of up to approximately 12 feet should be anticipated. It is anticipated that deeper excavation of up to 12 feet will be required along the sides of the drainage channels. In addition, the fault trenches excavated as a part of the site investigation were loosely backfilled without testing and observation and will require re-excavation and compaction. See the geologic map (Geocon 2014; Appendix 3.6) for locations of the fault trenches and the trench logs in the study's Appendix C for trench depths (Appendix 3.6). Deeper excavations shall be conducted as necessary to completely remove all existing undocumented fill and unsuitable alluvium and colluvium. The anticipated depths of remedial grading are indicated adjacent to trenches, borings, and test pits located on the geologic map, Figure 2 of the geotechnical study (Geocon 2014).	During construction	City of Wildomar City Public Works and Building Departments	
<b>MM 3.6.6a</b> To prevent foundation damage associated with potentially expansive soils, the applicant shall ensure that concrete slabs shall be designed to minimize cracking as a result of shrinkage and joints (isolation, contraction, and construction) and be placed in accordance with the American Concrete Institute guidelines. Additionally,	After site grading and during construction	City of Wildomar Engineering and Planning Departments	

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<p>special precautions should be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with American Concrete Institute recommendations and procedures. Slab-on-grade reinforcement and thickness shall be provided by the structural engineer based on final expansion testing at completion of grading.</p>			
<p><b>MM 3.6.6b</b> All exterior concrete slabs cast on finish subgrade (patios, sidewalks, etc., with the exception of portland cement concrete pavement) shall be a minimum of 4 inches nominal in thickness. Reinforcement in the slabs and the use of a compacted sand or gravel base beneath the slabs shall be according to the current local standards. Subgrade soils shall be moisture conditioned to at least optimum moisture content to a depth of 12 inches immediately before placing the concrete.</p>	During construction	City of Wildomar Engineering and Planning Departments	
<b>3.7 Hazards and Hazardous Materials</b>			
<p><b>MM 3.7.2</b> The project applicant shall remove the trash and debris observed on-site and take it to a landfill or approved dumpsite</p>	Prior to construction activities	City of Wildomar Building and Planning Departments	
<b>3.8 Hydrology and Water Quality</b>			
<p><b>MM 3.8.1</b> Prior to the approval of the grading permit for future development on the project site, the project applicant shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ), which is to be administered through all phases of grading and project construction.</p>	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the California State Water Resources Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin or an infiltration device. The project will be responsible for maintenance of the basins.</p>			
<b>3.9 Noise</b>			
<p><b>MM 3.9.1</b> The project applicant shall provide a “windows closed” condition, requiring a means of mechanical ventilation for all units facing Elizabeth Lane and Prielipp Road. To ensure that the City of Wildomar’s 45 dBA CNEL interior noise level is met, the following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall</li> </ul>	<p>Prior to a certificate of occupancy (as part of building permit requirements)</p>	<p>City of Wildomar Planning and Building Departments</p>	

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<p>have a minimum STC of 27.</p> <ul style="list-style-type: none"> <li>• Doors: All exterior doors shall be well weather-stripped solid core assemblies at least 1.75 inches thick.</li> <li>• Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.5 inches thick. Ceilings shall be well fitted, well sealed gypsum board of at least 0.5 inches thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>• Ventilation: 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 satisfies the requirements of the Uniform Mechanical Code.</li> </ul>			
<b>3.11 Traffic and Circulation</b>			
<p><b>MM 3.11.2</b> The project applicant shall be required to construct or pay its fair share of the following traffic improvements: Salida Del Sol/Yamas Drive/Clinton Keith Road (#4)</p> <ul style="list-style-type: none"> <li>• Install a traffic signal</li> <li>• Construct a northbound left turn lane</li> <li>• Construct a northbound shared through-right turn lane</li> <li>• Construct a southbound left turn lane</li> </ul> <p>Elizabeth Lane/Clinton Keith Road (#6)</p> <ul style="list-style-type: none"> <li>• Install a traffic signal</li> <li>• Construct a northbound left turn lane</li> <li>• Restripe the southbound approach to provide one left turn lane and one shared through-right turn lane</li> </ul>	Prior to and during construction	City of Wildomar Public Works and Planning Departments	
<p><b>MM 3.11.4</b> The project applicant shall prepare and implement a traffic management plan (TMP) to minimize</p>	Prior to and during	City of Wildomar Public Works and Planning	

<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Responsibility</b>	<b>Verification (Date and Initials)</b>
<p>inconveniences during construction. Included among the provisions, the contractor shall coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP shall also limit construction activity to the extent feasible, and limit all soil export activities to occur outside of the typical weekday morning (7:00 AM to 9:00 AM) and weekday evening (4:00 PM to 6:00 PM) peak commute hours. The TMP shall include contact information for the general public who may have questions concerning the project and access to their property. Two-way traffic through the construction zone shall be maintained throughout the construction period.</p>	<p>construction</p>	<p>Departments</p>	