

EXHIBIT 4 - ATTACHMENT A
CLINTON KEITH VILLAGE MMRP

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Clinton Keith Village Retail project (15-0013) (SCH #2016021064). This MMRP has been prepared pursuant to California Public Resources Code Section 21081.6, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration (IS/MND) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different 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 Initial Study/Mitigated Negative Declaration, in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the City department 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.

Because the project is of statewide, regional, or area-wide importance, any transportation information generated by this monitoring or reporting program will be submitted to the California Department of Transportation (Caltrans).

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Biological Resources			
<p>BIO-1 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. Preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., loggerhead shrike) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not</p>	<p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.</p>	<p>City of Wildomar Planning and Public Works Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
required, no further studies are necessary, and no mitigation is required.			
<p>BIO-2 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided.</p> <p>The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.</p> <p>Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.</p>	Thirty days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
<p>BIO-3 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 standards contained in CDFW's Staff Report on Burrowing Owl Mitigation (2012)</p>	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)
Cultural Resources			
<p>CUL-1 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe) and 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. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will 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. For all other cultural resources discovered on the project site, the developer, the project archaeologist, and the Tribe shall assess the significance of such resources. If the developer and the Tribe cannot agree on the significance of such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Building and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>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. If such resources are determined to be significant, impacts to the resource shall be mitigated as provided for in the Agreement required by CUL-2, if applicable, or in accordance with CUL-3.</p> <p>This mitigation measure shall be incorporated into all construction contract documentation.</p>			
<p>CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the Pechanga Tribe and Soboba Band to notify the Tribe of the proposed grading and shall coordinate with the City of Wildomar and the 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 handling of archaeological resources; project 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. The terms of the agreement shall not conflict with mitigation measures CUL-1, CUL-3 – CUL-5. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to</p>	<p>Thirty days prior to any ground-disturbing construction activities.</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
the issuance of the first grading permit.			
CUL-3 With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all archaeological resources 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.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
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.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-5 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.,	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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grading, excavation, and/or trenching). However, monitoring may be discontinued as soon as the qualified professional is satisfied that construction will not disturb archaeological resources.			
Geology and Soils			
GEO-1 No structures for human occupancy as defined in Section 15.76.020 of the Wildomar Municipal Code shall be constructed over the identified fault zone that has been delineated at the northwestern to the northeastern portion of the project site. The boundary of the fault zone shall be shown on all construction drawings for the project	As a condition of project approval	City of Wildomar Planning and Public Works Departments	
GEO-2 The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated April 6, 2007, prepared by EnGEN (Appendix 5) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to any ground-disturbing construction activities	City of Wildomar Planning and Public Works Departments	
GEO-3 Slab on Grade. The recommendations for	Prior to any ground-disturbing	City of	

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<p>concrete slabs, both interior and exterior, excluding PCC pavement, are based upon the expansion potential for the supporting material. Concrete slabs should be designed to minimize cracking as a result of shrinkage. Joints (isolation, contraction, and construction) should be placed in accordance with the American Concrete Institute (ACI) guidelines. 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 will be performed in accordance with ACI recommendations and procedures.</p>	<p>construction activities</p>	<p>Wildomar Engineering and Planning Departments</p>	
<p>GEO-4 Interior Slabs. Interior concrete slabs-on-grade should be a minimum of 4 inches nominal thickness and be underlain by a 1 to 2 inches of clean coarse sand or other approved granular material placed on properly prepared subgrade per Section 8.2, Earthwork Recommendations, of the report prepared by EnGEN (2007; see Appendix 5). Minimum slab reinforcement should consist of No. 3 reinforcing bars placed 24 inches on center in both directions or a suitable equivalent as determined by the project structural engineer. Final pad identification and slab reconstruction requirements will be presented in the compaction report upon completion of grading. The reinforcing shall be placed at mid-depth in the slab. The concrete section and/or reinforcing steel should be</p>	<p>Prior to any ground-disturbing activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>increased appropriately for anticipated excessive or concentrated floor loads. In areas where moisture-sensitive floor coverings are anticipated over the slab, it is recommend that the use of polyethylene vapor barrier with a minimum of 10.0 mil in thickness be placed beneath the slab. The moisture barrier should be overlapped or sealed at splices and covered top and bottom by a 1- to 2-inch minimum layer of clean, moist (not saturated) sand to aid in concrete curing and to minimize potential punctures.</p>			
<p>GEO-5 Exterior Slabs. All exterior concrete slabs cast on finish subgrade (patios, sidewalks, etc., with the exception of portland cement concrete (PCC) pavement) should be a minimum of 4 inches nominal in thickness and should be underlain by a minimum of 12 inches of soil that has been prepared in accordance with Section 8.2, Earthwork Recommendations, of the report prepared by EnGEN (2007; see Appendix 5). Reinforcing in the slabs and the use of a compacted sand or gravel base beneath the slabs should be according to the current local standards.</p>	<p>Prior to any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
<p>GEO-6 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</p>	<p>Prior to any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

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<p>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 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 such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.</p>			
Noise			
<p>NOI-1 The applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <p>a) Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, and residential uses immediately adjacent to the project site, and directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition,</p>	<p>Prior to any earth movement permit or activity</p>	<p>City of Wildomar Planning and Public Works Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.</p> <p>b) The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.</p> <p>c) All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer</p>			