

ATTACHMENT A – EXHIBIT 5

Baxter Village MMRP

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Baxter Village Mixed Use Project (PA No. 14-0002)

The program has been prepared in compliance with State law for the Baxter Village Mixed Use Project Environmental Impact Report (EIR) (State Clearinghouse No. 2014121047) prepared for the project for the City.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes changes to measures outlined in the Draft EIR and any additional mitigation identified in the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

DEIR Section/Mitigation Measure/ Implementing Actions	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
4.3 Air Quality						
4.3.6.1A. All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	Planning Department	As needed	During grading or construction operations	City inspectors verify use of specified equipment		Issue a Stop Work Order for one day per day of violation
4.3.6.1B. Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	Planning Department	Once	Prior to issuance of grading permit	Verify written notice included on grading plans		Withhold Grading Permit
4.3.6.1C. During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	Planning Department	Ongoing	During grading activities	City inspectors observe more than 5 acres graded per day		Issue a Stop Work Order for one day per day of violation
<p>4.3.6.3A. Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the 	Planning and Building Departments	Once	Prior to issuance of building permit	Verification of calculations showing energy efficiencies		Withhold Building Permit

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<p>heating and cooling distribution system;</p> <ul style="list-style-type: none"> • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and • Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 						
<p>4.3.6.3B. Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.</p>	<p>Planning and Building Departments</p>	<p>Once</p>	<p>Prior to issuance of building permit</p>	<p>Verification that units will contain filtration systems</p>		<p>Withhold Building Permit</p>

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4.3.6.3C. Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.	Planning and Building Departments	Once	Prior to issuance of building permit	Verification that units will contain filtration systems		Withhold Building Permit
4.3.6.3D. Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall demonstrate that it has paid for at least ten years of maintenance for such systems and provided each homeowner or apartment manager with information on filter system operation and maintenance.	Building Department	Once	Prior to issuance of each occupancy permit	Verification that unit filtration systems will be maintained for at least 10 years		Withhold Occupancy Permit
4.3.6.3E. Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus improvement within walking distance (approximately a quarter mile or less) to the site.	Planning and Building Departments	Once	Prior to issuance of building permit	Verification that the applicant has communicated with RTA regarding transit stops		Withhold Building Permit
4.4 Biological Resources						
4.4.6.1A. Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future. In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required. If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and	Planning and Public Works Departments	Once	Prior to the start of ground disturbing activities	Review of pre-construction survey for burrowing owls		Withhold Grading Permit

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<p>the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements:</p> <ul style="list-style-type: none"> • The locations of the nests and the owls proposed for relocation. • The locations of the proposed relocation sites. • The numbers of adult owls and juveniles proposed for relocation. • The time of year when relocation is proposed to take place. • The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences 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 relevant permits held. • A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. • 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 food and water provision). • Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site. 						
<p>4.4.6.2A. Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase</p>	<p>Planning and Public Works Departments</p>	<p>Once</p>	<p>Prior to ground disturbance or issuance of grading permit</p>	<p>Evidence of purchase of mitigation credits</p>		<p>Withhold Grading Permit</p>

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>of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats.</p> <p>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 within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian scrub habitats, and shall provide details as to the implementation of the 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 affected habitat.</p>						
<p>4.4.6.3A. Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 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"> 1. Off-site replacement and/or restoration of USACE/RWQCB jurisdictional “waters of the U.S.” or “waters of the State” within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ratio of 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 	Planning and Public Works Departments	Once	Prior to issuance of grading permit	Written verification of the USACE approval of jurisdictional determination and Clean Water Act Section 404 permit		Withhold Grading Permit

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<p>for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.</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 or within an agency-accepted off-site permittee-responsible mitigation area.</p> <p>3. Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.</p>						
<p>4.4.6.4A. Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species (generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected</p>	<p>Planning and Public Works Departments</p>	<p>Once</p>	<p>Prior to issuance of grading permits</p>	<p>Written evidence a qualified biologist has been retained by the applicant to conduct an onsite nesting survey prior to grading</p>		<p>Withhold Grading Permit</p>

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songbird nests. In the event no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.						
4.4.6.4B. If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	Planning and Public Works Departments	Once	Prior to construction	Evidence from qualified biologist that nesting birds will not be effected		Withhold grading permit
4.5 Cultural Resources						
4.5.6.1A. At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Planning and Public Works Departments	Once	Prior to issuance of grading permit	Proof of Cultural Resources Treatment and Monitoring Agreement		Withhold Grading Permit
4.5.6.1B. Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Planning and Public Works Departments	Once	Prior to issuance of grading permit	Proof of retaining an approved cultural resource monitor		Withhold Grading Permit
4.5.6.1C. Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the	Planning and Public Works Departments	As needed	Prior to issuance of a grading permit	File a Pre-Grading Report for cultural resources		Withhold Grading Permit

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Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.						
4.5.6.1D. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.	Planning and Public Works Departments	During grading and construction	Prior to issuance of grading permit	Consult with project archaeologist and involved tribal representatives as appropriate		Issue a Stop Work Order
4.5.6.1E. All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF	Planning and Public Works Departments	During grading and construction	Prior to issuance of grading permit	Consult with project archaeologist and involved tribal representatives as appropriate		Issue a Stop Work Order

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Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.						
<p>4.5.6.1F. If human remains are encountered, California Health and Safety Code Section 7050.5 states 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 must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.</p>	Planning and Public Works Departments	Ongoing	During grading activities	Consult with project archaeologist and involved tribal representatives as appropriate		Issue a Stop Work Order
<p>4.5.6.2A. If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.</p>	Planning and Public Works Departments	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 activities		Withhold Grading Permit

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4.5.6.2B. A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.	Planning and Public Works Departments	Once	Prior to issuance of a grading permit	Provide proof a training session was conducted with workers		Withhold Grading Permit
4.6 Geology and Soils						
4.6.6.1A. The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated March 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.	Public Works Director/City Engineer and Building Official	Prior to grading and construction	Prior to issuance of grading permit	Review and approval of construction documents		Withhold Grading Permit
4.12 Noise						
<p>4.12.6.1A. A construction 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 activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to):</p> <ul style="list-style-type: none"> • Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity. • 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 	Public Works Director/City Engineer and Building Official	Once	Prior to issuance of grading permit	Applicant shall submit for City review and approval a noise mitigation plan		Withhold Grading Permit

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<p>project site.</p> <ul style="list-style-type: none"> 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. 						
<p>4.12.6.2A. To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:</p> <ul style="list-style-type: none"> Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32. Exterior Walls: Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least 1 3/4" thick. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 1/2" thick. Insulation with at least a rating of R-19 shall be used in the attic space. 	Building Official	Once	Prior to issuance of building permits	Review and approval of building plans		Withhold Building Permit

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<ul style="list-style-type: none"> • 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 satisfy the requirements of the Uniform Mechanical Code. • Landscaping: A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement. 						
4.16 Traffic						
<p>4.16.6.1A Central Street/Baxter Road intersection: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour outbound trips at this intersection:</p> <ul style="list-style-type: none"> • Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road • Northbound approach: N/A • Southbound approach: one left-turn lane, one right-turn lane. • Eastbound approach: one left-turn lane, one through lane. • Westbound approach: one through lane, one right-turn lane. <p>Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM -our outbound trips, or the intersection improvements shall be required prior to occupancy.</p>	Public Works Director	Once	Prior to issuance of a certificate of occupancy for development on the project site that would, combined with any pervious development on the site, generate 50 or more AM peak-hour outbound trips	Application for development will include estimate of trips associated with that portion of the project		Withhold Certificate of Occupancy

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<p>4.16.6.1B Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses whichever occurs first.</p>	Public Works Director	Once	Prior to issuance of first building permit	Application to Caltrans and the City for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection		Withhold Building Permit
<p>4.16.6.2A Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses whichever occurs first.</p>	Public Works Director	Once	Prior to issuance of first building permit	Application to Caltrans and the City for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection		Withhold Building Permit

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