

NOVA HOMES RESIDENTIAL PROJECT (15-0129) MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Nova Homes Residential project (15-0129) (SCH #2016081009). 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 the initials of the 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 All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) 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 may 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 are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.</p>	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
<p>BIO-2 If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.</p>	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
<p>BIO-3 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 14 days prior to disturbance. Take of active</p>	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season_if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.</p> <p>Surveys shall be completed 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>			
<p>BIO-4</p> <p>If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism.</p> <p>If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.</p> <p>If the relocation of the 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 that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following:</p> <ul style="list-style-type: none"> • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. 	<p>Prior to any vegetation removal or ground-disturbing activities</p>	<p>City of Wildomar Planning Department</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<ul style="list-style-type: none"> The number of owls involved and the time of year when the relocation is proposed to take place. The name and credentials of the biologist who will be retained to supervise the relocation. The proposed method of capture and transport for the owls to the new site. A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). A description of efforts and funding support proposed to monitor the relocation. <p>If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.</p>			
<p>BIO-5 Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.</p>	Prior to ground disturbance	City of Wildomar Planning Department	
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 archaeologist and the Pechanga and Soboba Tribes. 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</p>	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>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 project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, 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>CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes 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-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.</p>	<p>Thirty days prior to any ground-disturbing construction activities.</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
<p>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</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant 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 a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.</p>		Departments	
<p>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 archaeologist in consultation with the appropriate Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.</p>	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
<p>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., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.</p>	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Geology and Soils			
<p>GEO-1 The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., 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</p>	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
engineer or certified engineering geologist.			
GEO-2 Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement 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, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	
GEO-3 To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are presaturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported nonexpansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
GEO-4 Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall 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 ACI recommendations and procedures.</p>			
<p>GEO-5 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. 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>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
Noise			
<p>NOI-1 Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project:</p> <ol style="list-style-type: none"> 1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, 	<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>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, 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> <ol style="list-style-type: none"> 2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. 4. 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. 5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities. 			

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.</p>			
<p>NOI-2 Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts:</p> <ol style="list-style-type: none"> 1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 4. Mechanical ventilation, such as an air conditioning system, in all residential units. 	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	
Transportation/Traffic			
<p>TRAF-1 The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements:</p> <ul style="list-style-type: none"> • I-15 Freeway Southbound Ramps (NS) at [In Lieu] <ul style="list-style-type: none"> - Baxter Road (EW) – #1 <ul style="list-style-type: none"> • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal 	Prior to occupancy	City of Wildomar Engineering, Building and Safety and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<ul style="list-style-type: none"> • I-15 Freeway Northbound Ramps (NS) at [In Lieu] <ul style="list-style-type: none"> - Baxter Road (EW) – #2 <ul style="list-style-type: none"> • Install Interim Traffic Signal 			