

SECTION 5

Mitigation Monitoring and Reporting Program

CEQA Requirements

Section 15091(d) and Section 15097 of the CEQA Guidelines require a public agency to adopt a program for monitoring or reporting on the changes it has required in the project or conditions of approval to substantially lessen significant environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) summarizes the mitigation commitments identified in the City of Wildomar Westpark Promenade Project (proposed project) Final Environmental Impact Report (EIR) (State Clearinghouse No. 2014021022) which constitutes the Response to Comments and the Draft EIR.

The columns in the MMRP table provide the following information:

- **Mitigation Measure(s):** The action(s) that will be taken to reduce the impact to a less-than-significant level. Mitigation measures are presented in the same order as they occur in the Draft EIR.
- **Responsible for Monitoring:** The agency or private entity responsible for ensuring implementation of the mitigation measure. However, until the mitigation measures are completed, the City of Wildomar, as the CEQA Lead Agency, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the MMRP (CEQA Guidelines, Section 15097(a)).
- **Monitoring Frequency:** How often the responsible agency or private entity should monitor mitigation measure implementation.
- **Timing of Verification:** The general timing and/or schedule for conducting and verifying each implementing action.
- **Method of Verification:** The appropriate steps to implement and verify compliance with the mitigation measures.
- **Verified Date/Initials:** Where the appropriate agency or private entity will document verification of the implementing action.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Air Quality					
<p>AQ-1: The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.</p>	<p>City Planning and Building and Safety Departments</p>	<p>Once</p>	<p>Prior to issuance of building permit</p>	<p>City review and coordination with appropriate transit agencies</p>	
<p>AQ-2: The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.</p>	<p>City Planning and Building and Safety Departments</p>	<p>Once</p>	<p>Prior to issuance of building permit</p>	<p>City review and approval of preferred parking plans</p>	
<p>AQ-3: The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.</p>	<p>City Planning and Building and Safety Departments</p>	<p>Once</p>	<p>Prior to issuance of building permit</p>	<p>City review and approval of number and location of bicycle racks</p>	
Biological Resources					
<p>BIO-1: Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls are present outside the nesting season. 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 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.</p>	<p>City Planning Department</p>	<p>As needed</p>	<p>30 days prior to the start of ground disturbing activities</p>	<p>Review of pre-construction survey for burrowing owls</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>BIO-2: If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests and paired owls exhibiting breeding activities within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 500-meter buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.</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 relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. 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. • 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). 	<p>City Planning Department</p>	<p>As needed</p>	<p>Prior to the start of ground disturbing activities</p>	<p>Review of relocating plan for burrowing owls and documentation of coordination with CDFW</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<ul style="list-style-type: none"> A description of efforts and funding support proposed to monitor the relocation. 					
<p>BIO-3: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.</p>	City Planning Department	Once	Prior to the start of ground disturbing activities	Verification of communication with CDFW. Review of pre-construction survey for coast horned lizard and San Diego black-tailed jackrabbit	
<p>BIO-4: Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures:</p> <ul style="list-style-type: none"> All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence. 	City Planning Department	Once	Prior to the start of ground disturbing activities	Review of pre-construction survey for active nests of raptors and migratory birds and sign of nesting behavior	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>BIO-5: Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region.</p> <p>A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation. Long-term management of the restoration area shall occur.</p>	City Planning Department	Once	Prior to issuance of grading permit.	Review of Restoration Plan	
<p>BIO-6: Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.</p>	City Planning Department	Once	Prior to issuance of grading permit.	Review of MSHCP Urban/Wildlands Interface Consistency Plan	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Cultural Resources					
<p>CUL-1: An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior’s Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5.</p>	<p>City Planning Director and Building Official</p>	<p>Once</p>	<p>Prior to issuance of grading permit During construction grading and excavation</p>	<p>Proof of retaining an approved cultural resource monitor</p>	
<p>CUL-2: At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the Pechanga 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 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>	<p>City Planning Department</p>	<p>Once</p>	<p>30 days prior to issuance of grading permit</p>	<p>Proof of Cultural Resources Treatment and Monitoring Agreement</p>	
<p>CUL-3: Prior the 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 Pechanga Tribe. The archaeological monitor and a Pechanga Tribal monitor will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any archaeological cultural resources discovered on</p>	<p>City Planning Department</p>	<p>Once</p>	<p>Prior to issuance of grading permit</p>	<p>File a Pre-Grading Report for cultural resources</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>the project site. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.</p>					
<p>CUL-4: 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) and the Pechanga. 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 and/or the Pechanga determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.</p>	<p>City Planning Department</p>	<p>During grading and construction</p>	<p>Prior to issuance of grading permit During grading and construction</p>	<p>Consult with project archaeologist and involved tribal representatives as appropriate and file final report</p>	
<p>CUL-5: All cultural resources, 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 CUL-2, 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 that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.</p>	<p>City Planning Department</p>	<p>During grading and construction</p>	<p>Prior to issuance of grading permit</p>	<p>Consult with project archaeologist and involved tribal representatives as appropriate</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>CUL-6: If inadvertent discoveries of cultural or archaeological resources are made, the project applicant, project archaeologist, and Pechanga Tribe shall assess the significance of the resources and meet and confer regarding the appropriate treatment (i.e., preservation, avoidance, and/or mitigation for the resources). Cultural and archaeological resources are inadvertent discoveries when they were not anticipated to be found during the project's construction activities (e.g. grading, excavation). This may include previously unknown sacred sites and items, midden deposits, artifacts, hearths, bedrock outcrops, human remains and other resources, etc.</p> <p>Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for tribal cultural resources and archaeological resources. If the project applicant, project archaeologist, and Pechanga Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Pechanga Tribe shall agree on an independent qualified archaeologist who shall make the determination based on the information submitted by the Pechanga Tribe, the religious beliefs, customs, and practices of the Pechanga Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural and archaeological resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Pechanga Tribe through any appropriate legal means including, but not limited to, a temporary restraining order (TRO) or a Preliminary Injunction. All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible.</p>	City Planning Department	During grading and construction	Prior to issuance of grading permit	Consult with project archaeologist and involved tribal representatives as appropriate	
<p>CUL-7: The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is</p>	City Planning Department	During grading and construction	Prior to issuance of grading permit	Consult with project paleontologist as appropriate	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>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>If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, 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 formation 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>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 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</p>					

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
that the resource is not substantially adversely impacted.					
CUL- 8: 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.	City Planning Department	Ongoing	During grading and excavation construction activities	Consult with project archaeologist and involved tribal representatives as appropriate	
CUL-9: Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.	City Planning Department	Ongoing	During grading activities	Consult with project paleontologist and involved tribal representatives as appropriate	
CUL-10: 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 an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.	City Planning Department	Once	After grading and construction	Review of final monitoring and mitigation report of findings	
CUL-11: If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human 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 twenty-four (24) hours. The Native American Heritage Commission shall	City Planning Department	Ongoing	During grading and excavation construction activities	Consult with project archaeologist and involved tribal representatives as appropriate	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours, and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98 and the Agreement described in CUL-2.					
Noise					
NOI-1: The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.	City Building Official	Ongoing	During grading and construction activities	Review and approval of business operations.	
NOI-2: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.	City Engineer or Designee	Once	Prior to issuance of building permit	Applicant shall submit for City review and approval, engineering drawings and acoustical specifications for HVAC equipment	
NOI-3: The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.	City Official Designee	Ongoing	As needed	Verification during random compliance visits.	
NOI-4: Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.	City Building and Safety Department	Once	Prior to issuance of building permit	Applicant shall submit for City review and approval, building plans	
NOI-5: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.	City Building and Safety Department	Ongoing	Prior to issuance of building permit	Applicant shall submit for City review and approval, a supplemental acoustical analysis	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>NOI-6: If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards:</p> <ul style="list-style-type: none"> Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or <p>If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation:</p> <ul style="list-style-type: none"> Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA. 	City Building and Safety Department	As needed	Prior to issuance of building permits	Review and approval of building plans	
<p>NOI-7: The project applicant shall seek permission from the applicable homeowner's association to extend the height of the existing block wall located along the backyards of the four existing residential properties along the north side of Catt Road. With the homeowner's association's permission, the applicant shall extend the wall by an additional 0.5-foot.</p>	City Building and Safety Department	Once	Prior to issuance of building permits	Applicant shall submit for City review and approval, building plan for wall extension	
Transportation and Traffic					
<p>TRA-1: The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p>Catt Road-Arya Road/Clinton Keith Road</p> <ul style="list-style-type: none"> The project applicant, as directed by the 	City Engineer or Designee	Once	Prior to issuance of first building permit	Application to City for construction of any improvement	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane.</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. <p>Inland Valley Drive/Prielipp Road</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. <p>I-15 Southbound Ramps/Baxter Road</p> <ul style="list-style-type: none"> The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. <p>The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.</p>					
<p>TRA-2: The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City</p>	<p>City Engineer or Designee</p>	<p>Once</p>	<p>Prior to issuance of first building permit</p>	<p>Application to City for construction of any improvement</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p>Catt Road-Arya Road/Clinton Keith Road</p> <p>Implementation of Mitigation Measure TRA 1 is required.</p> <p>Inland Valley Drive/Prielipp Road</p> <p>Implementation of Mitigation Measure TRA 1 is required.</p> <p>Monte Vista Drive/Baxter Road</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. <p>I-15 Northbound Ramps/Baxter Road</p> <ul style="list-style-type: none"> The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. <p>I-15 Southbound Ramps/Baxter Road</p> <p>Implementation of Mitigation Measure TRA-1 is required.</p>					
<p>TRA-3: The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as</p>	<p>City Engineer or Designee</p>	<p>Once</p>	<p>Prior to issuance of first building permit</p>	<p>Application to City for construction of any improvement</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>identified below.</p> <p>Hidden Springs Road/Clinton Keith Road</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. <p>Catt Road-Arya Road/Clinton Keith Road</p> <p>Implementation of Mitigation Measure TRA 1 is required.</p> <p>Inland Valley Drive/Clinton Keith Road</p> <p>The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane.</p> <p>Inland Valley Drive/Prielipp Road</p> <p>Implementation of Mitigation Measure TRA 1 is required.</p> <p>Monte Vista Drive/Baxter Road</p> <p>Implementation of Mitigation Measure TRA 2 is required.</p> <p>I-15 Northbound Ramps/Baxter Road</p> <p>Implementation of Mitigation Measure TRA 2 is required.</p> <p>I-15 Southbound Ramps/Baxter Road</p> <p>Implementation of Mitigation Measure TRA 1 is required.</p> <p>Northbound I-15 south of Clinton Keith Road</p> <p>No feasible mitigation is available.</p>					
<p>TRA-4: The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts</p>	City Engineer or Designee	Once	Prior to issuance of first building permit	Application to City for construction of any improvement	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below.</p> <p>Palomar Street/Clinton Keith Road</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. <p>Hidden Springs Road/Clinton Keith Road</p> <p>Implementation of Mitigation Measure TRA-3 is required.</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. <p>Catt Road-Arya Road / Clinton Keith Road</p> <p>Implementation of Mitigation Measure TRA-1 is required.</p>					

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>Inland Valley Drive/Clinton Keith Road Implementation of Mitigation Measure TRA-3 is required.</p> <ul style="list-style-type: none"> The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. <p>Inland Valley Drive/Prielipp Road Implementation of Mitigation Measure TRA-1 is required.</p> <p>Monte Vista Drive/Baxter Road Implementation of Mitigation Measure TRA-2 is required.</p> <p>I-15 Northbound Ramps/Baxter Road Implementation of Mitigation Measure TRA-1 is required.</p> <p>I-15 Southbound Ramps/Baxter Road Implementation of Mitigation Measure TRA-1 is required.</p> <p>Northbound and Southbound I-15 mainline north and south of Clinton Keith Road No feasible mitigation is available.</p>					
<p>TRA-5: Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will 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 may also limit construction activity during typical</p>	<p>City Planning Department</p>	<p>Once</p>	<p>Prior to issuance of grading permit</p>	<p>City review and approval of Traffic Management Plan</p>	

MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

Mitigation Measure	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.</p>					