

December 2019 | Mitigation Monitoring and Reporting Program

WILDOMAR SHOOTING RANGE/ACADEMY PROJECT

City of Wildomar

Prepared for:

City of Wildomar

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the proposed Wildomar Shooting Range/Academy project and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the Wildomar Shooting Range/Academy Mitigated Negative Declaration (MND), State Clearinghouse No. 2019109095. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the Public Resources Code:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or 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. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the Mitigated Negative Declaration and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The project address is 34020 Mission Trail, City of Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-020-038. The project site is at the southwest corner of Bundy Canyon

1. Introduction

Road and Mission Trail and is located in the northwestern portion of the City of Wildomar, west of Interstate 15 (I-15). Surrounding roadways that provide access to the site include Bundy Canyon Road to the north and Mission Trail to the west. Regional access is provided by I-15, approximately 0.9-mile to the east of the site.

1.2.2 Proposed Improvements

The proposed project includes the construction of a 38-foot tall (at its highest point), two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor of the building would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. Additionally, a total of 77 parking spaces, including 4 ADA spaces and 1 van accessible space will be provided. The proposed building would be located at the southern boundary of the project site. Moreover, the existing vacant residence and associated structures would be demolished. Furthermore, 7,405 square feet of perimeter landscaping would be provided, and a biofiltration basin would be constructed on the northwest corner of the site to treat the required water quality volume for the project site. Upon completion, the project would operate between 9 AM and 10 PM daily, seven days a week.

Roadway Access and Parking Lot

The proposed project would provide two vehicular access points to the site, one driveway along Bundy Canyon Road and another driveway at the southwest corner of the site along Mission Trail. The driveway on Mission Trail would be a right-in/right-out only access driveway. Additionally, Bundy Canyon Road would be downgraded from six (6) lanes (6) to four (4) lanes along the street frontage of the site. The City Traffic engineer evaluated long-term traffic needs along this road segment and has determined through the traffic study conclusions that a reduction to four (4) lanes is justified. Therefore, a General Plan Amendment (GPA) to the Circulation Element is required to accommodate change.to accommodate this change. The parking for the proposed project would be along the northern, eastern, and western boundaries of the site, and 77 parking spaces, including 4 ADA spaces and 1 van space would be provided.

Construction

The proposed project would be constructed in a single phase taking approximately one year to complete.

The project would require the following entitlement approvals by the City of Wildomar: General Plan Amendment (GPA), Change of Zone (CZ), Conditional Use Permit (CUP), and Variance (VAR):

- **General Plan Amendment (GPA):** The project requires a GPA to the City's Circulation Element to downgrade Bundy Canyon from 6 lanes to 4 lanes.
- **Change of Zone (CZ):** The project requires a consistency Zone Change to change the zoning map from the existing designation of R-R (Rural Residential) to M-SC (Manufacturing Service Commercial).

1. Introduction

- **Conditional Use Permit (CUP):** The project requires a CUP to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.
- **Variance (VAR):** The project requires a 12.5-foot setback variance along the southerly property line to reduce the 25-foot required setback to 12.5 feet to accommodate the proposed building location.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The MND and supporting Initial Study identified various thresholds from the CEQA Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following environmental resources were found to be less than significant:

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures. No significant and unavoidable impacts were identified.

2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City. The City's technical consultants (CEQA consultant, archaeologist, paleontologist, etc.) may perform related monitoring tasks under the direction of the environmental monitor (if they are contracted by the City).

2.2 CITY OF WILDOMAR

The City is the designated lead agency for the MMRP and has the overall responsibility for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, archaeologist, paleontologist), presuming it to be accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, including the construction manager and technical advisors, is responsible for monitoring implementation/compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is field monitoring and compliance report preparation. Implementation disputes are brought to the City Planning Director and/or his designee.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their functions:

- **Construction Manager:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementing the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Advisors:** Responsible for monitoring in their areas of expertise (CEQA, archaeology, paleontology). Report directly to the monitoring program manager.

2.3.2 Recognized Experts

Recognized experts are required on the monitoring team to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts will assess compliance with required mitigation measures, and recognized experts from responsible agencies will consult with the construction manager regarding disputes.

2. Mitigation Monitoring Process

2.4 ARBITRATION RESOLUTION

If a mitigation monitor is of the opinion that a mitigation measure has not been implemented or has not been implemented correctly, the problem will be brought before the construction manager for resolution. The decision of the construction manager is final unless appealed to the City Planning Director and/or his designee. The construction manager will have the authority to issue stop work orders until the dispute is resolved.

2.5 ENFORCEMENT

Agencies may enforce conditions of approval through their existing police power using stop work orders; fines; infraction citations; or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A premonitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and monitoring team responsibilities. Team rules will be established, the entire mitigation monitoring program presented, and any misunderstandings resolved.

3.2 CATEGORIZED MITIGATION MEASURES/TABLE

Project-specific mitigation measures have been categorized in Table 3-1, *Mitigation Monitoring Requirements*. The table identifies the environmental impact, specific mitigation measures, schedule, and responsible monitor. The mitigation table will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

3.3 FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g., hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring team.

3.4 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY				
AQ-1 Exhaust or recirculated air must be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters (IEST RP-CC001). All HEPA filters must be accompanied by a letter of certification or a label documenting that each filter has met the test requirements. The airflows must be designed at the manufacturers recommended face velocity, usually 250 fpm. Pressure drop measuring devices must be installed on all HEPA filter sections for monitoring filter life cycles. It is recommended that HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance.	City of Wildomar Planning Department	Prior to occupation	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIOLOGICAL RESOURCES				
<p>BIO-1 Prior to vegetation clearance and grading, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following:</p> <ul style="list-style-type: none"> ▪ The survey shall be conducted no more than three days prior to the initiation of clearance/construction work; ▪ If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; ▪ If active nests of birds are found during the surveys, a species-specific no disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (no longer reliant upon the nest). 	Qualified biologist	Prior to vegetation clearance and grading activities	City of Wildomar Planning Department	
<p>BIO-2 The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City of Wildomar prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the Project applicant proposes to implement passive relocation to safely relocate burrowing owl out of harm's way.</p>	Qualified biologist	Prior to obtaining a grading permit	City of Wildomar Planning Department	
<p>BIO-3 In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan would exclude invasive species such as crimson fountain grass (<i>Pennisetum setaceum</i>), pampas grass (<i>Cortaderia selloana</i>), giant reed (<i>Arundo donax</i>), and tree of heaven</p>	Construction contractor	During construction activities	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<i>(Ailanthus altissima)</i> .				
CULTURAL RESOURCES				
TRI-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as “cultural resources” in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources.	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
TRI-2 At least 30 days but no more than 60 days prior to 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 tribe(s) that intend to assign tribal monitors pursuant to mitigation measure CUL-1 . The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Qualified archaeologist	Thirty days prior to any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
TRI-3 At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall	Project Applicant	At least 30 days but no more than 60 days prior to the issuance of any grading permit	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit.				
<p>TRI-4</p> <p>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 the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, 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. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of</p>	<p>Qualified archaeologist and tribal cultural monitor(s)</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering Department and Planning Department</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s).				
<p>TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> a. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. b. One or more of the following treatment, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: <ul style="list-style-type: none"> i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the 	Qualified archaeologist	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>written consent of the consulting tribe(s). Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.</p>				
<p>CUL-1 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	<p>City of Wildomar Engineering and Planning Departments</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
GEOLOGY AND SOILS				
<p>GEO-1 The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Earth Strata Geotechnical Services (2018a; Appendix 6.0 of the IS/MND) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable</p>	<p>Project Applicant and licensed professional engineer</p>	<p>During building plan check, prior to any ground-disturbing construction activities</p>	<p>City of Wildomar Planning Department and Building and Safety Department</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>requirements of the latest adopted version of the California Building Code.</p>				
<p>GEO-2 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's 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 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 an accredited repository.</p>	<p>Qualified paleontologist</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering Department and Planning Department</p>	
HAZARDS AND HAZARDOUS MATERIALS				
<p>HAZ-1 Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2016 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code</p>	<p>Riverside County Fire Department</p>	<p>Prior to issuance of a building permit</p>	<p>City of Wildomar Building Department and Riverside County Fire Department</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.				
HAZ-2 Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Government Code Section 51182.	Riverside County Fire Department	Prior to issuance of a Certificate of Occupancy	City of Wildomar and Riverside County Fire Department	
TRIBAL CULTURAL RESOURCES				
TRI-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as “cultural resources” in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources.	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
TRI-2 At least 30 days but no more than 60 days prior to 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 tribe(s) that intend to assign tribal monitors pursuant to mitigation measure CUL-1 . The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Qualified archaeologist	Thirty days prior to any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRI-3	At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit.	Project Applicant	At least 30 days but no more than 60 days prior to the issuance of any grading permit	City of Wildomar Engineering Department and Planning Department	
TRI-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 the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, 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	Qualified archaeologist and tribal cultural monitor(s)	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s).</p>				
<p>TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> c. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. d. One or more of the following treatment, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: <ul style="list-style-type: none"> i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area 	<p>Qualified archaeologist</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering Department and Planning Department</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of the consulting tribe(s).</p> <p>Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.</p>				
<p>CUL-1 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	<p>City of Wildomar Engineering and Planning Departments</p>	<p>During any ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
WILDFIRE				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
HAZ-1	Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2016 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.	Riverside County Fire Department	Prior to issuance of a building permit	City of Wildomar Building Department and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Government Code Section 51182.	Riverside County Fire Department	Prior to issuance of a Certificate of Occupancy	City of Wildomar and Riverside County Fire Department	

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Arbitration/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report is prepared to document the implementation of mitigation measures, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 ARBITRATION/ENFORCEMENT REPORT

The Arbitration/Enforcement Report is prepared to document the outcome of arbitration review and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the City Planning Manager and/or his designee by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

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Report Preparation

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