



Attachment 5d

Mitigation Monitoring and Reporting Program

Murrieta Hills Specific Plan Amendment Project

Section 1: Authority

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to §21081.6 of the *California Environmental Quality Act* (CEQA) (Public Resources Code §21000 et seq.), and CEQA Guidelines (14 Cal. Code Regs. §15000 et seq.) §§15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the Murrieta Hills Specific Plan Amendment Project (Project), as set forth in the Final Environmental Impact Report (FEIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Murrieta (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features (PDFs). The EIR also addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City is the Lead Agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the Lead Agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

Section 2: Monitoring Schedule

Prior to construction, while detailed design plans are being prepared by City staff or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports, as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the Project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

Section 3: Support Documentation

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

Section 4: Format of Mitigation Monitoring Matrix

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

Section 5: Definitions

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

| <i>Acronyms/Abbreviation</i> | <i>Description</i> |
|-------------------------------------|---|
| AES..... | Aesthetics |
| AQ..... | Air Quality |
| ARB..... | Air Resources Board |
| BACT..... | Best Available Control Technology |
| BIO..... | Biological Resources |
| BMP..... | Best Management Practice |
| CC&Rs..... | Covenants, Conditions, and Restrictions |
| CCR..... | California Code of Regulations |
| CDFW..... | California Department of Fish and Wildlife |
| CEQA..... | California Environmental Quality Act |
| CFD..... | Community Facilities Districts |
| CFR..... | Code of Federal Regulations |
| CGC..... | California Government Code |
| CRMP..... | Cultural Resources Monitoring Plan |
| CTR..... | Commuter Trip Reduction |
| CUL..... | Cultural Resources |
| DBESP..... | Determination of Biologically Equivalent or Superior Preservation |
| DEIR..... | Draft Environmental Impact Report |
| DTSC..... | Department of Toxic Substances Control |
| EIR..... | Environmental Impact Report |
| ESA..... | environmental site assessment |
| EV..... | electric vehicle |
| FMZ..... | fuel modification zone |
| FPTR..... | Fire Protection Technical Report |
| GEO..... | Geology and Soils |
| GHG..... | Greenhouse Gas |
| GP..... | General Plan |
| HANS..... | Habitat Evaluation and Acquisition Negotiation Strategy |
| HAZ..... | Hazards and Hazardous Materials |
| HOA..... | Homeowners Association |
| HSC..... | Health and Safety Code |



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| HVAC | heating, ventilation, and air conditioning |
| HYD | Hydrology and Water Quality |
| JD | Jurisdictional Delineation |
| JPR | Joint Project Review |
| LNP | Linear Nature Park |
| MC | municipal code |
| MFR | Murrieta Fire & Rescue |
| MHSPA | Murrieta Hills Specific Plan Amendment |
| MM | mitigation measure |
| MOU | Memorandum of Understanding |
| mph | miles per hour |
| MSHCP | Multiple Species Habitat Conservation Plan |
| NEPSSA | Narrow Endemic Plant Species Survey Area |
| NOI | Noise |
| NOI | Notice of Intent |
| NPDES | National Pollutant Discharge Elimination System |
| O&M | Operations & Management |
| PA | Planning Area |
| PRC | Public Resources Code |
| PRD | Permit Registration Documents |
| RCA | Western Riverside County Regional Conservation Authority |
| RCFD | Riverside County Fire Department |
| REC | Recognized Environmental Conditions |
| SARWQCB | Santa Ana Regional Water Quality Control Board |
| SCAQMD | South Coast Air Quality Management City |
| SMARTS | Storm Water Multiple Application and Report Tracking System |
| SHPO | State Historic Preservation Officer |
| SWPPP | Stormwater Pollution Prevention Plan |
| TDM | Transportation Demand Management |
| TIA | Traffic Impact Analysis |
| TRAN | Transportation |
| U.S. EPA | U.S. Environmental Protection Agency |
| USACE | U.S. Army Corps of Engineers |
| USFWS | U.S. Fish and Wildlife Service |
| VOC | volatile organic compound |
| WEAP | Worker Environmental Awareness Program |
| WH | Wildfire Hazards |

Mitigation Monitoring and Reporting Program

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| AESTHETICS | | | | |
| <p>MM AES-1: Prior to the start of construction, the Project Applicant shall prepare a Construction Lighting and Screening Plan. The Construction Lighting and Screening Plan should indicate aesthetic and lighting treatments for all construction work areas (i.e., maximum brightness values not to be exceeded by artificial bulbs, screening around Project site to limit light and glare, use of non-reflective glass, etc.). The Plan shall identify methods used to ensure construction lighting is directional (aimed toward work areas, and not toward nearby sensitive receptors), and limited to sufficient wattage for safety and security. Construction areas visible to sensitive receptors shall be screened via curtains from public view. Construction screening materials shall be of sufficient height and appropriate color to minimize viewshed impacts, as determined appropriate by the applicable jurisdiction(s).</p> | Project Applicant | Prior to Construction | Planning Division and Building & Safety Division | |
| AIR QUALITY | | | | |
| <p>MM AQ-1: Prior to issuance of any Grading Permit, the City Engineer and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications that, in compliance with then-current SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures will reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> ▪ All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust. | Project Applicant | Prior to issuance of grading permit | Building & Safety Division and Department of Public Work/Engineering | |

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| <ul style="list-style-type: none"> ▪ Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance. ▪ Any on-site stockpiles of debris or on-site haul roads, dirt, or other dusty material shall be enclosed, covered, or watered three times daily, or non-toxic soil binders shall be applied. ▪ All grading and excavation operations shall be suspended when wind speeds exceed 25 mph. ▪ Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area. ▪ Track-out devices such as gravel bed track-out aprons (three inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes. ▪ On-site vehicle speed shall be limited to 15 mph on unpaved roads. ▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site. ▪ Reroute construction trucks away from congested streets or sensitive receptor areas. | | | | |
| <p>MM AQ-2: All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (<i>Spilling Loads on Highways</i>), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Project Applicant shall demonstrate to the City of Murrieta City Engineer how the Project operations subject to that specification during hauling activities</p> | Project Applicant | Prior to issuance of grading permit | Department of Public Work/Engineering | |

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| shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4) as amended. | | | | |
| MM AQ-3: Prior to issuance of a Grading Permit, the Project Applicant shall indicate on construction plans, to the satisfaction of the Development Services Director, that all Phase 1 and Phase 2 construction equipment meets U.S. EPA Tier 4 Final non-road compression-ignition engine standards or better. | Project Applicant | Prior to issuance of a grading permit | Planning Division and Building & Safety Division | |
| MM AQ-4: Project Applicant shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in Project construction documents, which shall be reviewed by the City of Murrieta prior to issuance of a grading permit. | Project Applicant | Prior to issuance of grading permit | Department of Public Work/Engineering | |
| MM AQ-5: Project Applicant shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the Project construction documents, which shall be approved by the City of Murrieta. | Project Applicant | Prior to issuance of grading permit, during construction activity | Department of Public Work/Engineering | |
| MM AQ-6: Project Applicant shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the Project construction documents, which shall be approved by the City of Murrieta. | Project Applicant | Prior to building or grading permit | Department of Public Work/Engineering | |

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| <p>MM AQ-7: Project Applicant shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the Project construction documents, which shall be approved by the City of Murrieta.</p> | Project Applicant | During all construction phases | Department of Public Work/Engineering | |
| <p>MM AQ-8: Prior to issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to property owners of all land within 300 feet of a Project site within the Specific Plan providing a schedule for construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that will be available on-site to monitor construction activities. The construction manager shall be responsible for complying with all Project requirements related to PM₁₀ generation. 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 construction manager will be located at the construction office, City Hall, the police department, and a sign on site.</p> | Project Applicant | Prior to issuance of building or grading permit | Building & Safety Division and Department of Public Work/Engineering Construction Manager | |
| <p>MMAQ-9: Project Applicant shall require by contract specifications that the architectural coating (paint and primer) products used will have a VOC rating of 10 grams per liter or less. Such products are considered “super-compliant” by the SCAQMD. Contract specifications shall be included in the Project construction documents, which shall be reviewed and approved by the City of Murrieta. More information about super-compliant architectural coatings, including a list of super-compliant coatings manufactures, can be found on the SCAQMD’s website at: http://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.</p> | Project Applicant | Prior to issuance of building permit | Building & Safety Division | |

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| <p>MM AQ-10: Project Applicant shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the Project construction documents, which shall be reviewed and approved by the City of Murrieta.</p> | Project Applicant | Prior to issuance of building permit, during construction activity | Building & Safety Division | |
| <p>MM AQ-11: Project Applicant shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the Project construction documents, which shall be reviewed and approved by the City of Murrieta.</p> | Project Applicant | Prior to issuance of building permit, during construction activity | Building & Safety Division | |
| <p>MM AQ-12: The Project Applicant or its designee shall submit a weekly report to the City that demonstrates compliance with MM AQ-1 through MM AQ-11 and MM AQ-13.</p> | Project Applicant | During construction activity | Planning Division | |
| <p>MM AQ-13: PA 8 has been planned to exclude residential or other sensitive land uses within 500 feet of the freeway as part of a Mixed-Use land use designation, consistent with City of Murrieta GP Policy AQ 2.2. Should the City's GP Policy be changed, or the City otherwise allow for sensitive uses within 500 feet of the freeway, the following mitigation measures shall be reflected on PA 8 development applications including building permits and landscaping plans. The following techniques to reduce cancer risk shall be implemented in the proposed project:</p> <p>a) Residential HVAC within 500 feet of I-215 Freeway. Residential development proposed within 500 feet of the I-215 Freeway shall install a sealed HVAC system in conjunction with a MERV 13 or higher rated filter. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 13 or higher rated filters to remove DPM and other particulate matter. The MERV 13 or higher rated filter is designed to remove approximately 74 percent of particulates of 0.3 microns or larger in size from the ambient air that is introduced to the system. Therefore, a</p> | Project Applicant | During development applications, building permit and landscaping plan, during Project operations, prior to issuance of certificate of occupancy | Building & Safety Division | |

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| <p>74 percent reduction of particulate matter is anticipated with respect to this measure. The installation of the filters shall be confirmed by the City’s Building Official prior to issuance of certificate of occupancy. Additionally, the following measures shall be implemented:</p> <ul style="list-style-type: none"> i. The potential health impacts shall be disclosed to prospective residents within Planning Area 8 regarding living in close proximity of I-215 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., in the common areas); ii. The filters would need to be changed semi-annually and the building or leasing operator and/or the Homeowners Association of the multi-family buildings would be required to provide a report to the City’s building official or designee, semiannually, to ensure compliance; iii. Information shall be provided to residents on where the MERV filters can be purchased upon lease signing; iv. Information shall be provided to residents on the potential increase in energy costs for running the HVAC system to prospective residents; and v. Information shall be provided to residents on the recommended schedules (e.g., once a year or every six months) for replacing the enhanced filtration units. <p>b) Installation of Air Intakes for Residential HVAC units. For all residential buildings proposed within 500 feet of the I-215 freeway, residential building air intakes shall be installed on the façade furthest away from the I-215 freeway. This will ensure that air drawn into the building has lower possible particulate concentrations.</p> <p>c) PA 8 Perimeter Landscaping. The landscaping plan shall be augmented to include the use of a tiered vegetation scheme along the eastern</p> | | | | |



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| <p>project boundaries of Planning Area 8, with a preference for Evergreens over deciduous species. Tree selection shall match the tree’s water requirements with the irrigation anticipated for the area.</p> | | | | |
| BIOLOGICAL RESOURCES | | | | |
| <p>MM BIO-1: A Pre-Construction Burrowing Owl Survey will be conducted within 30 days prior to initiation of Project ground-disturbing activities in accordance with the MSHCP Species-Specific Objective 6 survey instructions to avoid direct take of burrowing owls. If burrowing owls have colonized the Project site prior to the initiation of construction, the Project Applicant should immediately inform RCA and the Wildlife Agencies, and coordinate on the potential need for a <i>Burrowing Owl Protection and Relocation Plan</i>, prior to initiating ground disturbance.</p> | Project Applicant | Prior to ground-disturbing activities | Planning Division | |
| <p>MM BIO-2: MSHCP Section 6.3.2 Additional Survey Needs and Procedures – Burrowing Owl. Upon obtaining access to the right-of-way area, the Project Applicant shall conduct a full biological assessment for MSHCP Section 6.3.2 resources at the McElwain Road off-site area prior to ground-disturbing activities. The habitat assessment (and surveys if necessary) will be conducted by a biologist knowledgeable in burrowing owl habitat, ecology, and field identification of the species and burrowing owl sign in accordance with the MSHCP species survey protocols for the burrowing owl. The survey(s) shall be conducted under conditions conducive to encountering the species (I.e., appropriate time of year [breeding season], time of day, and weather conditions), as dictated by professional requirements and standards. Prior to any ground-disturbing activities, the results of this assessment will be provided to the RCA and the Wildlife Agencies for review, and to the Lead Agency for final approval. If burrowing owls are observed, the Project Applicant shall immediately inform RCA and the Wildlife Agencies, and coordinate on the potential need for a <i>Burrowing Owl Protection and Relocation Plan</i>, prior to initiating ground disturbance.</p> | Project Applicant | Prior to ground-disturbing activities | Planning Division | |

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| <p>MM BIO-3: General Biological Assessment. Upon obtaining access and prior to ground disturbing activities, the Project Applicant shall conduct a general biological assessment of the McElwain Road off-site area to (1) determine whether there are any sensitive biological resources such as wetlands, streams, or habitats for special status species; (2) to accurately map any biological constraints for the Project; and (3) to determine whether the Project would result in potentially significant adverse biological impacts, pursuant to CEQA. The general biological assessment will be conducted by a botanist/biologist with expertise in the plant and animal species of western Riverside County. The assessment shall be conducted under conditions conducive to encountering the species (i.e., appropriate time of year [breeding/blooming season], time of day, and weather conditions), as dictated by professional requirements and standards. Prior to any ground-disturbing activities, the results of this assessment will be provided to the RCA and the Wildlife Agencies for review, and to the Lead Agency for final approval.</p> | Project Applicant | Prior to ground-disturbing activities | Planning Division | |
| <p>MM BIO-4: MSHCP Section 6.1.3 Protection of Narrow Endemic Plant Species. Upon obtaining access, the Project Applicant shall conduct a full biological assessment for MSHCP Section 6.1.3 resources at the McElwain Road off-site area prior to ground-disturbing activities. The habitat assessment (and surveys if necessary) will be conducted by a botanist/biologist with expertise in the plant species of concern in accordance with the MSHCP guidance for Area 4 of the NEPSSA. The survey(s) shall be conducted under conditions conducive to encountering the species (i.e., appropriate time of year [blooming season]), as dictated by professional requirements and standards. Prior to any ground-disturbing activities, the results of this assessment will be provided to the RCA and the Wildlife Agencies for review, and to the Lead Agency for final approval. If NEPSSA species are observed, the Project Applicant shall immediately</p> | Project Applicant | Prior to ground-disturbing activities | Planning Division | |

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| inform RCA and the Wildlife Agencies, and coordinate on the potential need for appropriate mitigation, prior to initiating ground disturbance. | | | | |
| <p>MM BIO-5: Direct Impacts to Riparian/Riverine Habitat. Prior to issuance of grading permits, the Project Applicant shall obtain regulatory agency <u>clearances</u> permits for impacts to riparian vegetation, consistent with recommendations in the Project DBESP report approved by the Lead Agency, RCA, CDFW, and USFWS, and as summarized in EIR Table 4.3-11: <i>Mitigation for Impacts to Riparian/Riverine Resources</i> (see Appendix 9.3.3). The Project mitigation plan includes approximately 4.10 acres of avoidance within the <u>Linear Natural Open Space LNP</u>. The 4.10 acres of avoidance within the <u>Linear Natural Open Space LNP</u> will be protected via a deed restriction (or other acceptable means) that protects these Riparian/Riverine resources from construction and operational impacts of the Project. In addition, approximately 5.6534 acres of mitigation will occur via off-site purchase of credits from an approved Mitigation Bank or In Lieu Fee program, off-site habitat restoration, or other mitigation method as approved by the City, RCA and applicable resource agencies. If habitat restoration is proposed, a Habitat Mitigation and Monitoring Program will be prepared and submitted to the Lead Agency, RCA, CDFW and USFWS for review, with the City, as Lead Agency, having final approval authority.</p> | Project Applicant | Prior to issuance of grading permit | Planning Division | |
| <p>MM BIO-6: Indirect Impacts to Riparian/Riverine Habitat. All measures noted in the DBESP, Section VIII.B. Mitigation (DEIR Appendix 9.3.2) shall be shown on Project grading and improvement plans and included in Worker Environmental Awareness Training. These measures include but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Use of standard Best Management Practices (BMPs), including but not limited to silt fences, straw or haybales, and fiber rolls, to minimize the impacts during construction; | Project Applicant | Prior to ground disturbing activities | Building & Safety Division and Department of Public Work/Engineering | |

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| <ul style="list-style-type: none"> ▪ Storage of equipment in non-Riparian/Riverine areas, outside of drainages except as required by Project design (restoration, trash removal, etc.). ▪ Implementation of source control and treatment control BMPs to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs includes detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the Project to capture and treat contaminants. ▪ Keeping the Project clean of debris to the extent possible to avoid attracting predators. All food-related trash items shall be enclosed in sealed containers and regularly removed from site. ▪ Strict limitation of employee activities, vehicles, equipment, and construction material to the Project footprint, staging areas, and designated routes of travel. ▪ Fencing construction limits with orange snow screen and maintenance of exclusion fencing until the completion of construction activities. ▪ 0.39 acre of Riparian/Riverine impacts are proposed to be limited to vegetation removal, with no ground impacts. ▪ The Project Applicant or its designee shall submit a weekly report to the City that demonstrates compliance with the above measures. | | | | |
| <p>MM BIO-7: MSHCP Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. Upon obtaining access, the Project Applicant shall conduct a full biological assessment for MSHCP Section 6.1.2 resources at the McElwain Road off-site area prior to ground-disturbing activities. The habitat assessment (and surveys if necessary) will</p> | Project Applicant | Prior to ground disturbing activities | Planning Division | |



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| <p>be conducted by a botanist/biologist with expertise in the plant and animal species of concern and their habitat in accordance with the survey requirements set forth in Section 6.1.2 of the MSHCP. The survey(s) shall be conducted under conditions conducive to encountering the species (i.e., appropriate time of year [breeding/blooming season], time of day, and weather conditions), as dictated by professional requirements and standards. Prior to any ground-disturbing activities, the results of this assessment will be provided to the RCA and the Wildlife Agencies for review, and to the Lead Agency for final approval. If species associated with Riparian/Riverine Areas and Vernal Pools are observed, the Project Applicant shall immediately inform RCA and the Wildlife Agencies, and coordinate on the potential need for appropriate mitigation, prior to initiating ground disturbance.</p> | | | | |
| <p>MM BIO-8: Jurisdictional Delineation. Upon obtaining access to the off-site portion of the McElwain Road corridor and prior to the preparation of applicable permit packages (i.e., CWA Section 401/404 permits and/or CDFW Section 1602 consultation), the Project Applicant shall conduct a jurisdictional delineation of the McElwain Road off-site area, in accordance with all professional rules, processes and procedures, to determine the presence/absence of Waters of the U.S. and/or Waters of the State, including wetlands (the "Off-site JD"). A jurisdictional report shall be prepared of the findings of the Off-site JD, and prior to the initiation of work activities within jurisdictional waters, the Project Applicant shall engage the USACE and prepare applicable permit packages to address any proposed impacts to Waters of the U.S. and the State, including wetlands, if applicable. The final mitigation for impacts to Waters of the U.S. and State will be determined by the USACE during the permitting process. <u>Final mitigation for impacts to Waters of the State for the off-site McElwain Road extension will be determined by the Regional Water Quality Control Board</u></p> | Project Applicant | Prior to preparation of applicable permit packages, prior to ground disturbing activities | Planning Division | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>and CDFW under their respective regulations, consistent with MSHCP requirements.</p> | | | | |
| <p>MM BIO-9: Nesting Bird Clearance Survey. The clearing of vegetation shall occur outside of the bird breeding season (February 15 to August 31), unless a qualified biologist demonstrates to the satisfaction of the Lead Agency that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the Lead Agency for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season would not require a Nesting Bird Clearance Survey.</p> <p>Additionally, raptors (birds of prey such as Cooper’s hawk and white-tailed kite) are known to begin nest building in January or February. If vegetation clearing is to occur between January 1 and February 15, a nesting raptor survey will be conducted. A buffer zone will be established by the Project biologist for any active raptor nest that is found to prevent impact to nesting raptors.</p> | Biologist | Prior to ground clearing and grubbing activities | Planning Division | |
| <p>MM BIO-10: Tree Preservation. Prior to issuance of grading permits, all protected trees <u>as defined in Murrieta MC § 16.42.050 (mature native oak tree; mature native tree; mature tree; historically significant tree; or, any tree required to be planted or preserved as environmental mitigation, or condition of approval for a discretionary permit generally native oaks with trunk diameter four inches or greater, and other living trees with 9.5-inch trunks or greater, as measured 4.5 feet above the root crown)</u> within the Project development footprint shall be mapped for City Planning Department staff determination of Murrieta MC §16.42 compliance requirements.</p> | Project Applicant | Prior to issuance of grading permit | Planning Division | |

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| <p>MM BIO-11: RCA Dedication. Prior to the issuance of grading permits or recordation of the final map, whichever occurs first, the Project Applicant shall dedicate approximately 608 609 acres to the RCA, consistent with the Project HANS report (DEIR Appendix 9.3.1) and RCA JPR Findings dated August 27, 2019, in a form and manner acceptable to the RCA. The offer of dedication shall constitute fulfillment of this mitigation requirement, with the timing and manner of long-term ownership and maintenance subject to the MSHCP requirements and processes established by the RCA.</p> | Project Applicant | Prior to issuance of grading permit | Planning Division | |
| <p>MM BIO-12: MSHCP Local Mitigation Development Fee. If applicable, the MSHCP Local Mitigation Development Fee, in effect at the time of payment, must be paid prior to certificate of occupancy for the residential unit or development project or upon final inspection (whichever occurs first). The Project Applicant is requesting that the dedication of approximately 608 acres for conservation be offset through MSHCP fee credits up to the value of the land being dedicated for conservation.</p> | Project Applicant | Prior to certificate of occupancy | Building & Safety Division | |
| <p>MM BIO-13: Indirect Impacts. The following measures are to be implemented by the Project to minimize the identified potential indirect impacts to MSHCP conservation areas, including:</p> <ul style="list-style-type: none"> ▪ All Project point source runoff (via Project storm drains) will be treated prior to exiting the site to reduce toxins, in accordance with water quality BMPs established by the City of Murrieta. ▪ Detention basins proposed within the Project footprint will ensure that there is no increase in flows from the Project into the Salt Creek, Murrieta Creek, or Warm Springs Creek watersheds, consistent with City of Murrieta and County of Riverside requirements. ▪ All Project lighting (including that belonging to private property owners) will be required to be selectively placed, directed, and shielded away from conserved habitats along the open space borders of the development, as required by the City or Murrieta MC. In addition, large | Project Applicant | During operation | Planning Division, Building & Safety Division and Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>spotlight-type backyard lighting directed into conserved habitat will be prohibited, to be enforced through provisions contained in the MHSPA Homeowners Association’s (HOA) Declaration of Covenants, Conditions, and Restrictions (CC&Rs).</p> <ul style="list-style-type: none"> ▪ No plants included on the California Invasive Plant Council’s list of invasive species will be used anywhere on the site, and only native species or non-invasive non-native species will be planted adjacent to conservation areas. A list of prohibited species will be provided to homebuyers with enforcement implemented through the HOA. ▪ The Project has been designed so that no additional take of conserved habitat will be necessary for fuel modification purposes. All take is included in the Project footprint, as reflected in EIR Appendix 9.3.3. ▪ Enclosure (view) fences (noncombustible materials such as glass, stone, brick, block, or tubular steel) shall be installed along the interface where residential development abuts conserved habitat. Signs will be posted at potential access points into the MSHCP conservation area informing residents of the wildlife habitat value of the open space to minimize intrusions. ▪ Manufactured slopes associated with the proposed site development will not extend into the MSHCP conservation area. <p>The above measures will serve to minimize the adverse effects of the Project upon conservation configuration and will minimize management challenges that can arise from development located adjacent to conserved habitat.</p> | | | | |
| <p>MM BIO-14: MSCHP Sections 7.5.1 Guidelines for the Siting and Design of Planned Roads Within the Criteria Area and Public/Quasi-Public Lands and 7.5.2 Guidelines for Construction of Wildlife Crossings. The following measure shall be implemented to ensure consistency with MSCHP Sections 7.5.1 and 7.5.2 regarding wildlife movement:</p> | Project Applicant | During construction phase | Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <ul style="list-style-type: none"> Directional fencing, shading, or any other means of buffering wildlife from proposed development, as well as McElwain Road, shall be provided by the Project. Areas around the undercrossings openings will be augmented and/or revegetated with appropriate native vegetation species to facilitate wildlife usage and encourage wildlife movement. The Project Applicant shall provide both a Fencing Plan and an Access Plan for the proposed MSHCP Conservation Lands to RCA and Wildlife Agencies prior to site grading or land conveyance. | | | | |
| CULTURAL RESOURCES | | | | |
| <p>MM CUL-1: Phase 3 Data Recovery Plan. Sites CA-RIV-645, -3335, -3339, and -12244 will be impacted during earthwork and ground-disturbing activities during development of the Project. Prior to approval of a Project grading plan by the City, a Phase 3 data recovery plan will be prepared by the Project Archaeologist to address the areas of these sites that will be impacted by development of the Project.</p> <p><u>The Phase 3 data recovery plan will include:</u></p> <ul style="list-style-type: none"> <u>Information on the portion of the site where data recovery shall be conducted;</u> <u>A research strategy that shall include:</u> <ul style="list-style-type: none"> <u>A research design with explicitly stated hypotheses or detailed research questions;</u> <u>A discussion on how the proposed collection of specific data during the Phase 3 study is sufficient to mitigate the impacts of the Project;</u> <u>The methods to be used for field work, analyses, and the treatment of collected materials and data;</u> | Project Archeologist | Prior to issuance of grading permit | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <ul style="list-style-type: none"> ▪ <u>The proposed methods for involving Native American tribes in the Phase 3 study:</u> ▪ <u>A discussion of the policy for the collection, retention and disposal of cultural materials and archaeological records; and</u> ▪ <u>The reporting requirements of the Phase 3 data recovery study.</u> <p>All Phase 3 work will be conducted in accordance with applicable professional standards and applicable standards of SHPO and will provide sufficient scientific information to fully mitigate the impacts of development as those relate to these sites.</p> <p>Prior to finalization of the Phase 3 data recovery plan, the Project Archaeologist will circulate the draft plan to the City and any tribe(s) requesting monitoring of the Project for review and comment.</p> <p>The City Planner will have final review and approval authority for the Phase 3 data recovery plan. Upon completion of the Phase 3 work, a final report will be prepared <u>by the Project Archaeologist</u> and circulated to the tribe(s) and City, and will include information substantiating the implementation of the plan and its findings.</p> | | | | |
| <p>MM CUL-2: Human Remains. For discoveries of Native American human remains, PRC §5097.98 and HSC §7050.5 will be followed. If human remains are encountered, all ground-disturbing activities will halt within 100 feet (“buffer area”) of the discovery, and the human remains, along with any associated grave goods and associated burial and sacred items will remain in place until the coroner makes its findings in accordance with the applicable law. The halt will continue until the processes and procedures as <u>outlined in required under</u> PRC §5097.98 and HSC §7050.5 are completed.</p> | Project Applicant | During construction | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM CUL-3: Inadvertent <u>Historical Resources/Archaeological/Cultural Find – Unique Resources</u>. If, during earthwork and ground-disturbing activities, unique cultural resources, as that term is defined in PRC §21083.2(g), <u>or an historical resource, as that term is defined in PRC §21084.1</u>, are discovered and the resources were not assessed or addressed by the prior archaeological investigations or environmental assessment conducted prior to Project approval, the following procedures will be implemented:</p> <p>a) All earthwork and ground-disturbing activities within 100 feet (“buffer area”) of the discovery will be halted while the Project Archaeologist makes an initial assessment of the significance of the discovery;</p> <p>b) Once the Project Archaeologist makes the initial assessment, the City Planner will convene a meeting with the Project Applicant, Project Archaeologist, and tribe(s) to discuss the significance of the discovery and what mitigation measures are feasible in accordance with the requirements of PRC §21083.2(b). If the parties cannot reach agreement on a feasible mitigation measure, the City Planner will make a final determination on the appropriate mitigation and treatment of the resources;</p> <p>c) Earthwork and ground-disturbing activities will not resume within the buffer area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation and treatment of the resources. Earthwork and ground-disturbing activities will be allowed to continue outside of the buffer area and will be monitored by archaeological and tribal monitor(s).</p> <p>d) Treatment and avoidance of the newly discovered resources will be consistent with these mitigation measures and the Cultural Resources Treatment and Monitoring Agreement <u>Monitoring Plan</u> as required by MM CUL-4.</p> | <p>Project Applicant</p> | <p>During construction</p> | <p>Planning Division</p> | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM CUL-4: Cultural Resources Monitoring Plan. At least thirty (30) days prior to submittal of final grading plans to the City, the Project Applicant, Project Archaeologist, City Planner and tribe(s) will meet and develop a Cultural Resources Monitoring Plan (“CRMP”) for the treatment and mitigation of Native American cultural resources discovered during Project development. Treatment of the newly discovered cultural resource(s) will be consistent with the terms and provisions of the CRMP, as may be amended. <u>Prior to its finalization, the Project Archaeologist will circulate the draft CRMP to the City Planner and any tribe(s) requesting monitoring of the Project for review and comment. The City Planner will have final review and approval authority for the CRMP.</u> All parties are required to withhold public disclosure of information related to the treatment and mitigation of cultural resource(s) pursuant to the specific exemption set forth in CGC §6254(r).</p> <p>The CRMP will include/address each of the following:</p> <ul style="list-style-type: none"> a) The parties entering into the CRMP, and their contact information. b) The Project schedule including the frequency and location of monitoring of earthwork and ground-disturbing activities and details regarding what types of construction related activities will require monitoring. c) Roles and responsibilities of the Project Archaeologist, the tribe(s) tribal monitor(s), and the contact information and protocols for notification of the Project Applicant, City and tribe(s). d) The terms of compensation for the tribal monitor(s) and insurance requirements for tribal monitor(s). e) Treatment options for newly discovered cultural resources encountered during Project development. Treatment of the cultural resource(s) may include avoidance of the cultural resource(s), if | <p>Project Applicant, Project Archaeologist, City Planner, Tribe Representative</p> | <p>Prior to submittal of grading plans</p> | <p>Planning Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>feasible and possible through changes in Project design, in place preservation of resource(s) (capping), cataloging and curation of the resources (MM CUL-9), and/or reburial of the cultural resource(s) in the on-site preservation location (MM CUL-11).</p> <p>f) Reburial of the resources on the Project property, in accordance with MM CUL-11, will be completed in a culturally appropriate manner and will not take place until all legally required cataloging, recordation and study activities have been completed.</p> <p>g) Items identified by the tribe(s) as sacred, ceremonial, or grave goods will be identified, cataloged by description only, with no photography of the items being conducted, analyzed and tested (by non-destructive means), and will remain on the Project site, in a secured location, until those items can be reburied in accordance with this mitigation measure. In no event will sacred, ceremonial or grave goods be removed from the Project site.</p> <p>h) Reporting requirements for the Project Archaeologist including summaries of all activities and finds and an update on the progress of the CRMP implementation. At a minimum, the Project Archaeologist will submit monthly status reports to the City Planner and the tribe(s) summarizing all activities during the period and the status of progress on compliance with the Project mitigation measures.</p> <p>i) Any disagreements or disputes between the Project Archaeologist and the tribe(s) tribal monitor(s) as to the classification, treatment and disposition of any finds will be discussed at a meeting with the City Planner to determine a resolution. The City Planner will have the final authority as to the treatment and disposition of resources.</p> | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM CUL-5: Project Archaeologist. At least thirty (30) days prior to submittal of final grading plans to the City, the Project Applicant will retain a City of Murrieta-approved Project Archaeologist that meets the minimum qualifications of the United States Secretary of the Interior’s Standards and Guidelines (NPS 1983). The Project Archaeologist will be on the Project site during all earthwork and ground-disturbing activities. The Project Applicant will submit a fully executed copy of the contract with the Project Archaeologist to the City Planner and the tribe(s) as evidence of compliance with this mitigation measure.</p> <p>The Project Archaeologist will participate in any required testing and monitoring, in accordance with these mitigation measures and the CRMP. The Project Archaeologist will have the authority to temporarily divert, redirect or halt the earthwork and ground-disturbing activities within 100 feet (“buffer area”) of any discovery of Native American cultural resources in order to allow for the identification, evaluation and recovery of discovered Native American cultural resources in coordination with the <u>tribe(s) tribal monitor(s)</u>.</p> | <p>Project Applicant, Project Archeologist</p> | <p>Prior to submittal of grading plans</p> | <p>Planning Division</p> | |
| <p>MM CUL-6: Native American Tribal Monitoring. At least thirty (30) days prior to applying for the first grading permit for the Project, the Project Applicant by and through the Project Archaeologist will contact the tribe(s) that have requested construction monitoring, and will notify the tribe(s) of their intent to pull permits for the proposed earthwork and ground-disturbing activities and coordinate with the tribe(s) in accordance with the terms and requirements of the CRMP (MM CUL-4).</p> <p>Both the Project Archaeologist and the tribal monitor(s) will be on-site during all earthwork and ground-disturbing activities, including stockpiling of materials, engineering fill, rock crushing, and trenching, in accordance with the terms and provisions of the CRMP (MM CUL-4).</p> | <p>Project Applicant, Project Archeologist</p> | <p>Prior to ground-disturbing activities, prior to issuance of grading permit</p> | <p>Planning Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>Prior to issuance of the first grading permit for the Project, the Project Applicant will submit a fully executed copy of the contract(s) with the tribe(s) tribal monitor(s) to the City Planner as evidence of compliance with this mitigation measure.</p> | | | | |
| <p>MM CUL-7: Pre-Construction Meeting. The Project Archaeologist and tribe(s) tribal monitor(s) will attend a pre-grading meeting with the construction manager and general contractors for the purpose of conducting a Cultural Resources Worker Sensitivity Training (the "Training") for those in attendance. The Training will include a thorough review of the cultural sensitivity of the Project and the surrounding area, an outline of what resources may potentially be identified during earthmoving and ground-disturbing activities, the requirements of the CRMP, the protocols that apply in the event of an inadvertent discovery of Native American cultural resources including who to contact and appropriate avoidance measures, the requirements of the temporary fencing around those Native American cultural resources that are being avoided, and the requirements for the controlled grading in accordance with MM-CUL-10. All new construction personnel that begin work on the Project following the initial Training shall be informed of the Training requirement and participate in the Training. The Project Archaeologist and tribe(s) tribal monitor(s) will make themselves available to provide additional sessions of the Training on an as-needed basis.</p> | <p>Project Archeologist, Tribal Monitor</p> | <p>Prior to ground-disturbing activity</p> | <p>Planning Division</p> | |
| <p>MM CUL-8: Final Phase 4 Report. Upon completion of the archaeological/tribal monitoring tasks, a final report will be prepared by the Project Archaeologist substantiating that earthwork and ground-disturbing activities are completed and documenting the discovery, recovery and treatment of all Native American resources encountered during the earthwork and ground-disturbance phases of the Project.</p> | <p>Project Archeologist</p> | <p>Prior to ground-disturbing activities</p> | <p>Planning Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>The Phase 4 report will be completed in accordance with the applicable SHPO guidelines and will include, at a minimum, a discussion of the monitoring methods and techniques used, the results of the monitoring program and CRMP including any artifacts recovered, an inventory of any resources recovered and the treatment methods for those resources, any updated California Office of Historic Preservation, Department of Parks and Recreation 523 series data recordation forms and new data recordation information for any newly identified sites, and any additional information or recommendations. A final copy of the Phase 4 report will be submitted to the City, Project Applicant, Eastern Information Center at the University of California, Riverside, and any culturally affiliated tribe(s) that request a copy.</p> | | | | |
| <p>MM CUL-9: Curation of Resources. The Final Phase 4 report will include evidence that all Native American resources collected during the earthwork and ground-disturbance activities, and that are not remaining on the Project site in accordance with MM-CUL-3, MM-CUL 4, and MM-CUL-10, have been/will be curated in the Western Science Center curation facility in accordance with then-current professional repository standards. The collections and associated records will be transferred, including title, to the Western Science Center curation facility which meets the standards set forth in 36 CFR Part 79 for Federal Repositories.</p> <p>The Final Phase 4 report will include evidence that all historic materials and resources, that are not also Native American resources, have been curated at the Western Science Center which meets the standards set forth in 36 CFR Part 79 for Federal Repositories.</p> | Project Archeologist | After ground-disturbing activities are completed | Planning Division | |
| <p>MM CUL-10: Controlled Earthwork and Grading. Portions of the cultural resource sites CA-RIV-645, -3335, -3339 and -12244 will be impacted during the earthwork and ground-disturbing activities. At least thirty (30) days prior to submittal of final grading plans to the City, the Project Applicant,</p> | Project Applicant, Project Archeologist, | Prior to submittal of grading plans | Planning Division and Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>Project Archaeologist, City Planner, City Engineer and tribe(s) will meet and develop an exhibit that outlines the areas subject to controlled earthwork and grading, including grubbing, and those areas will be identified on a set of confidential grading plans for the Project site. The tribe(s), in coordination with the Project Archaeologist and grading contractor, will be present for the delineation, by staking, of the controlled grading areas.</p> <p>For purposes of this mitigation measure, the term “controlled grading” means the slow and deliberate excavation and removal of soils employing the smallest reasonable cuts in certain areas, utilizing equipment including, without limitation, light scrapers (for example Caterpillar 623 or 627), dozers (for example D6-D8), front end loaders, excavators, skip loaders, dump trucks and motor graders. The controlled earthwork and grading activities will be monitored by the Project Archaeologist and tribal monitor(s) to ensure the methodic removal of the ground surface and to allow for the identification and recovery of Native American resources. The results of the controlled grading work will be summarized as part of the Final Phase 4 report.</p> <p>In the event there is a disagreement between the Project Applicant and the tribe(s) tribal monitor(s) on the locations, process or procedure for controlled grading, as provided for in this mitigation measure, the City Engineer, in consultation with the City Planner, will have final decision-making authority. The set of confidential grading plans shall be maintained by the City Engineer and City Planner under confidential cover.</p> | <p>City Planner, City Engineer, Interest Tribal Parties</p> | | | |
| <p>MM CUL-11: On-Site Preservation/Reburial Location for Sensitive Native American Resources. In accordance with MM CUL-4, all Native American sensitive resources including, without limitation, ceremonial items, sacred items and grave goods as those same are identified by the tribe(s) tribal monitor(s) during the Phase 3 efforts and Project earthwork and ground-disturbing activities, will be reburied on the Project property. At least thirty</p> | <p>Project Applicant, Project Archaeologist, City Planner, Tribal Monitor</p> | <p>Prior to issuance of grading permit</p> | <p>Planning Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>(30) days prior to submittal of final grading plans to the City, the Project Applicant, Project Archaeologist, City Planner and the tribe(s) tribal monitor(s) will meet to identify the location(s) for on-site reburial (the "Preservation Site(s)"). During the meeting, the group will develop a confidential exhibit depicting and describing the Preservation Site(s), which exhibit will be kept by the City Planner under confidential cover.</p> <p>The Preservation Site(s) will be located within the development envelope of the Project, outside of any known and identified cultural resource sites. Prior to the issuance of the first building permit for the applicable tract or phase that includes a Preservation Site location, the Project Applicant will record a restrictive covenant over the Preservation Site with the intent to ensure the site remains in an undisturbed state in perpetuity.</p> <p>Any Preservation Site that includes relocated/reburied Native American cultural resources will be capped by first placing a layer of geomat fabric over the reburied resources, and then filling the site with clean, sterile soil and contouring the site to appear in a natural state. Once a Preservation Site has been filled and contoured, no earthwork or ground-disturbing activities or subsurface facilities will be permitted in the Preservation Site, with the exception of those activities and requirements that may be required pursuant to the Fire Protection Technical Report (See Section 4.16, Wildfire Hazards and MM WH-5).</p> | | | | |
| <p>MM CUL-12: Inadvertent Discovery - Historical Resources. In the event that buried historic resources, other than Native American resources, are discovered during construction-related activities, all earthwork and ground-disturbing activities will halt within 100 feet ("buffer area") of the discovery and the Project Archaeologist will determine whether the resource requires further study. The Project Archaeologist will make recommendations to the City Planner on the measures that will be implemented to protect, preserve, document and mitigate the newly discovered resources. In accordance with</p> | Project Archeologist | During construction | Planning Division | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>CEQA Guidelines Section 15064.5 mitigation measures may include, but are not limited to, avoidance excavation of the resources, collection, evaluation of the resources, additional testing and curation of the resources.</p> <p>Potentially significant historic resources consist of, but are not limited to, metal elements, tools, equipment, building materials, structural foundations, dumpsites, privies and refuse deposits, bottles and cans. Any previously undiscovered resources found during construction within the Project site will be recorded on appropriate California Office of Historic Preservation, Department of Parks and Recreation 523 series data recordation forms and evaluated for CEQA significance in accordance with the applicable code sections.</p> | | | | |
| <p>MM CUL-13: Temporary Construction Fencing. During the meeting outlined in MM-CUL-10, in order to mitigate for potential impacts to avoidance areas <u>that lie within the Project development envelope and are adjacent to or</u> within sites CA-RIV-645 and -12244, the Project development area during construction of the Project, the Project Applicant, Project Archaeologist, City Planner and <u>the tribes(s), tribal monitor(s) will develop an exhibit showing the location of temporary construction fencing</u> in accordance with the guidance contained in CEQA Guidelines §15064.5, <u>will develop a confidential exhibit showing the location of temporary construction fencing and a materials list that describes the composition of the temporary construction fencing. The City Planner will have final review and approval authority for the temporary fencing plan, and will maintain a copy of the temporary fencing plan, under confidential cover, at the City. A copy of the exhibit showing the location of the fencing will be submitted to the City Planner and maintained under confidential cover.</u> <u>Upon approval of the temporary fencing plan, and prior to the commencement of any earthwork on the Project site, the Project Applicant's contractor shall install the temporary construction fencing and</u></p> | <p>Project Applicant, Project Archeologist, City Planner</p> | <p>During Construction</p> | <p>Planning Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p><u>shall provide evidence, in the form of photographs, of the installation of the temporary construction fencing to the City Planner to demonstrate compliance with this mitigation measure.</u></p> | | | | |
| <p>MM CUL-14: Dust Control Plan. Prior to the issuance of a grading permit for the Project and in order to mitigate for potential impacts to Native American resources on the Project site within CA-RIV-645 and -12244, the Project Archaeologist, City Planner, dust control supervisor and <u>the tribe(s) tribal monitor(s)</u> will develop a list of dust control measures that will be implemented in accordance with CEQA Guidelines §15064.5 (the “Dust Control Plan”).</p> <p>The Dust Control Plan will be implemented by the grading contractor and dust control supervisor in consultation with the City Planner, Project Archaeologist and <u>the tribe(s) tribal monitor(s)</u>. The Dust Control Plan will include, without limitation, the following information and requirements:</p> <ul style="list-style-type: none"> a) Use of protective materials to shield certain Native American cultural resources and a visual inspection and written documentation of the current condition of the resources will be completed. Photography of the resources is specifically prohibited. b) Upon conclusion of construction, the protective materials will be removed, and the resources will again be visually inspected and written documentation of the current condition of the resources will be completed. Again, photography of the resources is specifically prohibited. c) After construction is complete, the Project Archaeologist will prepare a final letter report that details how the Dust Control Plan was implemented and the condition of the Native American cultural resources immediately prior to and immediately following construction activities. | <p>Project Archeologist, City Planner</p> | <p>Prior to issuance of grading permit</p> | <p>Planning Division and Dust Control Supervisor</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>d) The Dust Control Plan will be incorporated into the CRMP.</p> <p>The provisions of this mitigation measure are in addition to the requirements of mitigation measures MM AQ-1 and MM AQ-2 (see Section 4.2, page 4.2-35 of DEIR).</p> | | | | |
| <p>MM CUL-15: Environmentally Sensitive Open Space Area – Avoidance Mitigation for CA-RIV-12244. A portion of site CA-RIV-12244 will be avoided by the Project. For purposes of preserving this site in perpetuity, the Project Applicant will record a restrictive covenant, or similar legal restriction, over the preservation portion of site CA-RIV-12244 prior to the issuance of any grading permits for the Project.</p> <p>The Project Applicant, in consultation with the Project Archaeologist, City Planner, dust control supervisor, grading contractor, and the tribe(s) tribal monitor(s), will create an exhibit for the placement of a temporary construction fence, in accordance with MM-CUL-14, around the preservation portion of site CA-RIV-12244.</p> <p>Permanent fencing around the preservation portion of site CA-RIV-12244 will be installed in accordance with and in conformance to the Project's fencing plan as depicted on Figure 7-12 of the MHSPA. Future maintenance and upkeep of the fencing and preservation site will be the responsibility of the Murrieta Hills Homeowners Association.</p> | Project Applicant | Prior to issuance of grading permit | Planning Division, Dust Control Supervisor, and Grading Contractor | |
| <p>MM CUL-16: Capping of Site CA-RIV-3335. Upon completion of the Phase 3 work, in accordance with MM-CUL-1, and upon completion of all earthwork and ground-disturbing activities within site CA-RIV-3335, the site will be capped prior to the construction of any permanent improvements, including road or utility improvements. For purposes of this mitigation measure, capping will mean the placement of geomat fabric over the excavated portion of the site and then filling the site with clean, sterile soil.</p> | Project Applicant | After completion of ground disturbing activities | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM CUL-17: Capping of Site CA-RIV-3339. Upon completion of the Phase 3 work, in accordance with MM-CUL-1, and upon completion of all earthwork and ground-disturbing activities within site CA-RIV-3339, the site will be capped prior to the construction of any permanent improvements, including road or utility improvements. For purposes of this mitigation measure, capping will mean the placement of geomat fabric over the excavated portion of the site and then filling the site with clean, sterile soil.</p> | Project Applicant | After completion of ground disturbing activities | Planning Division | |
| <p>MM CUL-18: Preservation and Maintenance Plan. For those areas outlined in MM-CUL-11 and MM-CUL-15, prior to the issuance of the first building permit for the Project, the Project Applicant, City Planner and <u>the tribe(s) tribal monitor(s)</u> shall meet to develop a preservation and maintenance plan (the "Maintenance Plan") for the long-term care and maintenance of the preservation and open space areas. The Maintenance Plan will be included in the Murrieta Hills Homeowners Association documents and <u>the designated areas</u> will be maintained as permanent open space in accordance with the requirements of the associate documents and the Murrieta Hills Fire Protection Plan.</p> <p>The Maintenance Plan will include, at a minimum, the specific areas included and excluded from long-term maintenance requirements, a list of prohibited activities, methods of preservation for the sites (fencing, vegetative deterrence, etc.), the entity or entities responsible for the long-term maintenance, maintenance scheduling and notification requirements, appropriate avoidance protocols, provisions for monitoring maintenance activities by the tribe(s) and any necessary emergency protocols. The Project developer will submit an executed copy of the Maintenance Plan to the City Planner as evidence of compliance with this mitigation measure.</p> | Project Applicant | Prior to issuance of building permit | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| GEOLOGY AND SOILS | | | | |
| <p>MM GEO-1: Prior to the issuance of grading permits, the City shall verify that all (on-site and off-site) Project design, building, and safety recommendations outlined in the Project geotechnical/geologic review reports (located in Appendix 9.5.1 and Appendix 9.5.2) are approved by the City Engineer and have been successfully incorporated into the Project plans for implementation during the Project grading and construction phases. Documentation of the implementation of the recommendations into the Project plans shall be conducted by the Project Applicant or designated representative. Successful incorporation of these specifications into the Project plans shall be verified by the Lead Agency prior to the issuance of building permits.</p> | Project Applicant | Prior to issuance of grading and building permit | Building & Safety Division and Department of Public Work/Engineering | |
| <p>MM GEO-2: The undocumented fill soils (to be re-used on-site as engineered fill) will be cleared of organic matter and other deleterious material, if any. The soils will then be spread in thin lifts on ground approved by the geotechnical consultant, moisture conditioned as needed and compacted.</p> | Construction Manager | During construction | Building & Safety Division and Department of Public Work/Engineering | |
| <p>MM GEO-3: Paleontological Construction Monitoring and Compliance Program. The following measures will be implemented to reduce potential impacts to paleontological resources to less than significant:</p> <ul style="list-style-type: none"> ▪ Retain a Qualified Paleontologist. Prior to initial ground disturbance, the Applicant shall retain a Project paleontologist, defined as a paleontologist who meets the Society of Vertebrate Paleontology standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources. ▪ Paleontological Mitigation and Monitoring Program. After Project design has been finalized to determine the precise extent and location of planned ground disturbances, and prior to construction activity, a | Project Applicant and Qualified Paleontologist | Prior to, during, and after construction | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>qualified paleontologist will prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the Project. This program will outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications. The program will be prepared in accordance with the standards set forth by current Society of Vertebrate Paleontology guidelines (2010) and with proper implementation, will reduce or eliminate potential impacts to paleontological resources.</p> <ul style="list-style-type: none"> ▪ Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Project paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be presented at a preconstruction meeting that a qualified paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources. ▪ Paleontological Monitoring. Ground disturbing construction activities (including grading, trenching, foundation work, and other excavations) in areas mapped as high paleontological sensitivity should be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. Areas mapped as low to high paleontological sensitivity should be monitored when ground-disturbing activities exceed five feet in depth, because underlying | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>sensitive sediments could be impacted. Areas considered to have an undetermined paleontological sensitivity should be inspected and further assessed if construction activities bring potentially sensitive geologic deposits to the surface. The Paleontological Mitigation and Monitoring Program shall be supervised by the Project paleontologist. Monitoring should be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring will be determined by the Project paleontologist. If the Project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Supervising Paleontologist. Ground disturbing activity that does not exceed five feet in depth will not require paleontological monitoring.</p> <ul style="list-style-type: none"> ▪ Salvage of Fossils. If fossils are discovered, the Project paleontologist or paleontological monitor should recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist would have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. ▪ Preparation and Curation of Recovered Fossils. Once salvaged, the City will ensure that significant fossils will be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Western Science Center), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>significance at the time of collection may also warrant curation at the discretion of the Project paleontologist. Field collection and preparation of fossil specimens will be performed by the Project paleontologist with further preparation as needed by an accredited museum repository institution at the time of curation.</p> <ul style="list-style-type: none"> Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils, if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated. | | | | |
| GREENHOUSE GAS EMISSIONS | | | | |
| <p>MM GHG-1: Prior to the issuance of Project <u>grading</u> permits, the Project Applicant shall prepare and implement a GHG Reduction Plan, to the satisfaction of the City, that <u>demonstrates Project compliance with the SCAOMD's proposed 3.0 MTCO₂e threshold or other applicable threshold at the time of GHG Reduction Plan preparation. The GHG Reduction Plan includes the following list of potential GHG emissions reduction measures. Refinement of the estimated Project GHG emissions shall be completed as part of the GHG Reduction Plan in order to reflect the most current and accurate data available regarding the Project's estimated emissions (including emission rates). The Project Applicant may will submit a report to the City that substantiates why specific measures are considered infeasible or at that point in time and identify alternate measures that would achieve equivalent reductions. Recommended measures for reducing operational GHG emissions are listed below.</u></p> <p>Every five years, beginning one year after full operation of the first phase or subdivision until five years after the last certificate of occupancy of the last</p> | Project Applicant | Prior to issuance of Project permits | Planning Division, Building & Safety Division and Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>phase or subdivision is issued, the Project Applicant shall submit a GHG Emissions Reduction Accounting and Program Effectiveness Report for the Project. The report shall be submitted by December 31 of each reporting year. The report shall include annual GHG emissions for the developed and operational portion of the Project, whether the emissions meet the applicable GHG target, and if not, additional feasible measures that shall be implemented.</p> <ul style="list-style-type: none"> ▪ Non-Residential Electric Vehicle Charging. Prior to the issuance of commercial or recreational building permits, the Project Applicant or its designee shall submit building design plans to the City that demonstrate that the parking areas for commercial and recreational buildings in the MHSPA area are equipped with EV charging stations that provide charging opportunities to at least 7.5 percent of the total number of required parking spaces. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use more superior functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range-miles per hour. ▪ Residential Electric Vehicle Charging. Prior to the issuance of residential building permits, the Project Applicant or its designee shall submit building design plans to the City for review and approval, which demonstrate that each residence within the Murrieta Hills Specific Plan area subject to application of Title 24, Part 6, of the CCR shall be equipped with a minimum of one single-port EV charging station. Each | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>charging station shall achieve a similar or better functionality as a Level 2 charging station.</p> <ul style="list-style-type: none"> ▪ Vehicle Trip Reduction. Develop a qualifying Commute Trip Reduction (CTR)/TDM plan to reduce mobile GHG emissions for all uses prior to construction. The TDM plan shall be approved by the Development Services Director prior to the issuance of building permits and incorporated into the Project’s Codes Covenants and Restrictions (CC&Rs). The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. The following measures shall be incorporated into the TDM plan. <ul style="list-style-type: none"> ○ The Project Applicant shall consult with the local transit service provider on the need to provide infrastructure to connect the Project with transit services. Evidence of compliance with this requirement may include correspondence from the local transit provider(s) regarding the potential need for installing bus turnouts, shelters or bus stops at the site. ○ <u>Non-Residential Uses.</u> The portion of the TDM plan for non-residential uses shall include, but not be limited to the following potential measures: ride-matching assistance, preferential carpool parking, flexible work schedules for carpools, half-time transportation coordinators, providing a web site or message board for coordinating rides, designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and including bicycle end of trip facilities. This list may be updated as new methods become available. Verification of this measure shall occur prior to building permit issuance for the commercial I uses. ○ <u>Residential Uses.</u> Upon a residential dwelling being sold or offered for sale, the HOA shall notify and offer to the buyer or prospective buyer, as soon as it may be done, materials describing public transit, | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>ridesharing, and nonmotorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow. This information shall be submitted to the City of Murrieta Development Services Department for review and approval, prior to the issuance of the first certificate of occupancy. This information shall be updated by the HOA and approved by the Development Services Department on an annual basis.</p> <ul style="list-style-type: none"> ▪ Water Efficiency. Install water-efficient irrigation systems and landscape design including reduced turf. This measure shall be verified prior to building permit issuance. Measures to enhance water efficiency include but are not limited to (1) All irrigation systems shall have automatic controllers that adjust frequency and duration of irrigation event in response to real-time weather conditions. Controllers shall be equipped with a rain shutoff device and (2) Drip and/or bubbler irrigation will be used where appropriate. Turf areas suitable for recreational use such as exercise activities, picnics, nonprogrammed play, and leashed dog walking will be used in pocket parks. ▪ Landscaping Equipment. The Project’s Master CC&Rs, and all residential sales contracts will include a disclosure recommending the use of electric, rather than gas-powered, landscaping equipment for all landscape and maintenance activities. | | | | |
| HAZARDS AND HAZARDOUS MATERIALS | | | | |
| <p>MM HAZ-1: Prior to grading, the Project Applicant shall submit, for City review and approval, an updated Phase I Environmental Site Assessment consistent with current ASTM standards. The report shall identify any Recognized Environmental Conditions (REC) (i.e., any hazardous substances or petroleum products) and recommend a Phase II ESA if necessary, which shall be implemented to the City’s satisfaction. Should any RECs be</p> | Project Applicant | Prior to issuance of grading permit | Planning Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>identified, applicable treatment, removal and/or disposal shall be implemented to the satisfaction of the applicable local, state and federal agencies including but not limited to the City of Murrieta, California Department of Toxic Substances Control, and the U.S. EPA.</p> | | | | |
| <p>MM HAZ-2: Phase II ESA. If the Phase I ESA required by MM HAZ-1 indicates a probability that hazardous materials may be found on the Project site, the Project Applicant shall submit a Phase II ESA, which shall further evaluate Project on-site and off-site conditions and address the likely presence and extent of hazardous materials contamination identified in the updated Phase I ESA prepared for the Project. Phase II work may include surficial and sub-surficial soil analysis, groundwater analysis, and/or lead sampling, among other sampling and testing measures.</p> <p>The Project Applicant shall contract a trained, licensed, and qualified environmental professional that possesses expertise in Phase II ESAs whom shall perform the assessment per the ASTM E1903-11 Standard Guide.</p> <p>If the Phase II ESA determines that environmental contaminant(s) are present on the Project site, the environmental professional, Project Applicant, and Lead Agency will coordinate to identify appropriate next steps, which may include a Phase III ESA and Remedial Action Plan.</p> | Project Applicant | Prior to construction | Planning Division | |
| <p>MM HAZ-3: Inspection of Potentially Contaminated Soils. If potentially contaminated soils are unearthed during site disturbance activities as evidenced by discoloration, odor, detection by handheld instruments, or other signs, a Registered Professional Engineer or Geologist shall inspect the identified area, determine the need for sampling to confirm the nature and extent of contamination, and file a written report with the City of Murrieta Development Services Department and the Riverside County Department of Environmental Health stating the recommended course of action. Depending on the nature and extent of contamination, the Registered Professional Engineer or Geologist shall have the authority to</p> | Registered Professional Engineer or Geologist | During construction | Planning Division and Building & Safety Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>temporarily suspend construction activity at that location for the protection of workers or the public in which the Murrieta Fire Department will respond to hazardous materials incidents, with further assistance provided by the County Fire Department Hazardous Materials Response Team and the County Health Department.</p> <p>All Murrieta Fire Department personnel receive first responder operations training and are trained in hazardous materials decontamination procedures, so that they can determine that a problem exists, isolate the problem, and assist an advanced team when it arrives. If significant remediation is required, the Registered Professional Engineer or Geologist shall contact representatives of the San Diego Regional Water Quality Control Board, DTSC, and other local agencies, as applicable, for guidance and possible oversight. The Project Applicant is responsible for implementing all recommended actions.</p> | | | | |
| HYDROLOGY AND WATER QUALITY | | | | |
| <p>MM HYD-1: Prior to commencing grading, the Project Applicant shall comply with applicable construction water quality regulations including the <u>National Pollution Discharge Elimination System (NPDES)</u> General Construction Permit, which shall be obtained from the Regional Water Quality Control Board. This process requires that the applicant electronically submit Permit Registration Documents (PRDs) prior to commencement of construction activities in the Storm Water Multiple Application and Report Tracking System (SMARTS). PRDs consist of the NOI, Risk Assessment, Post-Construction Calculations, a Site Map, the SWPPP, a signed certification statement by the Legally Responsible Person, and the first annual fee.</p> <p>The required <u>Storm Water Pollution Prevention Plan (SWPPP)</u> must be submitted to the City of Murrieta, identifying specific actions and <u>Best Management Practices (BMPs)</u> to prevent stormwater pollution during</p> | Project Applicant | Prior to ground-disturbing activity | Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>construction activities. The SWPPP shall identify a practical sequence for BMP implementation, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> a) Comply with the requirements of the State of California’s most current Construction Stormwater Permit. b) Temporary erosion control measures shall be implemented on all disturbed areas. c) Disturbed surfaces shall be treated with erosion control measures during the October 15 to April 15 rainy season. d) Sediment shall be retained on-site by a system of sediment basins, traps, or other BMPs. e) The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate discharge of materials to storm drains. f) BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the <u>Santa Ana Regional Water Quality Control Board (SARWQCB)</u> to determine adequacy of the measure. g) In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the duration of construction. h) Prior to the issuance of the first grading permit, the Project Applicant shall submit the Final Tentative Tract Map that includes the water | | | | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>quality BMPs for approval by the City of Murrieta Engineer. The City of Murrieta Engineer shall ensure that all applicable water quality standards are met before approving the SWPPP.</p> | | | | |
| <p>MM HYD-2: The Project Applicant shall prepare a Final Project-Specific <u>Water Quality Management Plan (WQMP)</u> with <u>Operations and Maintenance (O&M)</u> Plan for submittal together with the associated grading and improvement plans which must be approved prior to the issuance of a building or grading permit. These documents shall be prepared in accordance with applicable City (Murrieta) and County (Riverside) water quality requirements, for review and approval by the City of Murrieta, including the following:</p> <ul style="list-style-type: none"> ▪ Site Design BMPs ▪ Source Control BMPs ▪ Treatment Control BMPs ▪ BMP Sizing ▪ Equivalent Treatment Control Alternatives ▪ Regionally-Based Treatment Control BMPs ▪ O&M Responsibility for Treatment Control BMPs | Project Applicant | Prior to issuance of building or grading permit | Department of Public Work/Engineering | |
| <p>MM HYD-3: Prior to issuance of grading permits, the Project Applicant shall submit final tract map(s) for review and approval by the City of Murrieta and the City of Menifee, including final drainage design plans supported by a final drainage study. The tract maps, grading plans, and final drainage study shall demonstrate compliance with applicable City and County drainage plans, policies, design guidelines and regulations including but not limited to City of Murrieta Municipal Code Chapter 15.52 Grading, Erosion, and Sediment Control and Chapter 16.94 Tentative Maps, and City of Menifee Municipal Code Chapter 8.26 Grading Regulations.</p> | Project Applicant | Prior to issuance of grading permit | Building & Safety Division and Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| NOISE | | | | |
| <p>MM NOI-1: For construction activities (other than blasting) within 200 feet of sensitive receptors, the construction contractor shall implement the following measures during construction:</p> <ul style="list-style-type: none"> ▪ Construction activities that could generate high noise levels at residences shall be scheduled during times that would have the least impact on sensitive receptor locations. This could include restricting construction activities in the areas of potential impact to middle hours of the workday, such as from 10:00 a.m. to 4:00 p.m. Monday to Friday when residents would be least likely to be home. ▪ <u>Electric air compressors and similar power tools rather than diesel equipment shall be used where feasible.</u> ▪ Stationary construction noise sources, such as temporary generators, shall be located as far from nearby noise-sensitive receptors as possible. ▪ Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are located. The construction contractor will ensure idling limits are adhered to. ▪ The construction contractor shall prohibit the use of heavy-duty graders or dozers (i.e., equipment that generates noise levels greater than 81 dBA Lmax at 50 feet) within 200 feet sensitive receptors along the McElwain Road extension. Excavators, loaders, backhoes, and paving equipment within 200 feet are acceptable. Alternatively, the construction contractor may install temporary noise barriers that would completely shield the equipment from sensitive receptors within 200 feet. The temporary barriers shall meet the following standards: <ul style="list-style-type: none"> ○ The noise barriers shall be a minimum height of 12 feet high. The barriers shall be solid from the ground to the top of the barrier and | Project Applicant, Construction Manager | During construction activities | Building & Safety Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>have a weight of at least 2.5 pounds per square foot, which is equivalent to ¾ inch thick plywood.</p> <ul style="list-style-type: none"> The barrier design shall optimize the following requirements: (1) the barrier shall be located to maximize the interruption of line of sight between the equipment and the receptor; (2) the length and of the barrier shall be selected to block the line of sight between the construction area and the receptors; (3) the barrier shall be located as close as feasible to the receptor or as close as feasible to the construction area. | | | | |
| <p>MM NOI-2: Blasting Plan. Prior to issuance of a grading permit, the applicant shall submit a Blasting Plan for review and approval by the City of Murrieta. The Blasting Plan shall be prepared by a qualified blast contractor, who shall be employed to ensure that charge size, shot timing, and cover material are sufficient to ensure that blasting noise at nearby sensitive receptors and the nearby open space do not exceed applicable thresholds. The blast contractor shall perform test shots in order to determine the drill hole depth, charge size, and depth of burial (stemming) for the charges prior to finalizing the blasting program because of the proximity to sensitive receptors. After construction has concluded, the blast contractor shall prepare a final letter report that details how the Blasting Plan was implemented and compliance with noise standards were met.</p> <p>The Project Applicant shall extend the offer to the occupant(s) of the residence at 27740 Linnel Lane and 35256 McElwain Road for temporary relocation during blasting along McElwain Road should blasting be predicted to exceed 65 dBA interior noise levels. The relocation assistance shall only be for temporary housing and reasonable expenses during Project blasting along McElwain Road extension.</p> | Project Applicant | Prior to issuance of grading permit | Building & Safety Division | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM NOI-3: Construction-related noise shall be prohibited within 200 feet of the MSHCP Conservation Area during the typical breeding season of February 15 to August 31 (note that this period may be extended to start January 1 if raptor surveys (required in MM BIO-3) determine that active nests are found. Construction activity within and adjacent to any occupied sensitive habitat areas must not exceed 75 dBA Leq, or ambient noise levels if higher than 75 dBA Leq, during the breeding season. Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for areas within or adjacent to the MSHCP Conservation Area, the applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee), an acoustical analysis to demonstrate that the 75 dBA Leq noise level is not exceeded at the location of any occupied sensitive habitat areas as determined based on the results the required biological pre-construction surveys. The acoustical analysis shall describe the methods by which construction noise shall not exceed 75 dBA Leq. Noise abatement methods may include, but are not limited to, reoperation of specific construction activities, installation of noise abatement at the source, and/or installation of noise abatement at the receiving areas.</p> | <p>Project Applicant, Construction Manager</p> <p>Project Applicant (acoustical analysis)</p> | <p>During construction</p> <p>Prior to construction (acoustic analysis)</p> | <p>Building & Safety Division</p> | |
| <p>MM NOI-4: Prior to the issuance of building permits for the single-family residences in PA 2, the Project Applicant shall require the design and construction of, to the satisfaction of the City of Murrieta Building Official, a minimum 5-foot high sound wall be constructed in PA 2. The wall height shall be measured from the graded pad elevation of the residential lot. Acceptable materials for the construction of the barriers shall have a density of 3.5 pounds per square foot of surface area and may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass, or Lexan 9¼ inch thick). The barrier may also be constructed out of a combination of the above listed materials.</p> | <p>Project Applicant, Construction Manager</p> | <p>Prior to issuance of building permit</p> | <p>Building & Safety Division</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM NOI-5: Prior to the issuance of the first Building Permit for PA9, a noise assessment shall be prepared. The noise assessment shall ensure that commercial property loading docks are shielded from existing and proposed residences so that the City’s noise standards are not exceeded. The noise assessment shall identify any noise control measures (e.g., barriers, shielding, etc.) necessary to comply with the City’s noise regulations. Individual future commercial users shall implement all noise control measures identified in the assessment.</p> | Project Applicant | Prior to issuance of building permit | Planning Division and Building & Safety Division | |
| <p>MM NOI-6: The Project Applicant or its designee shall submit a weekly report to the City that demonstrates compliance with MM NOI-1 through MM NOI-5 and MM NOI-7.</p> | Project Applicant | During construction phase | Building & Safety Division | |
| <p>MM NOI-7: The construction contractor shall provide written notification to all property owners within 200 feet of construction activities, including blasting, at least three weeks prior to the start of construction activities informing them of the estimated start date, duration of daytime vibration-generating construction activities, and type and patterns of audible warning and all-clear signals to be used before and after blasting. The City shall provide a phone number for the property owners to call if they have questions or concerns. The notification will also include a discussion of how the blasting will affect traffic, access, and other appropriate issues that may be relevant to the property owners.</p> | Construction Contractor | Prior to construction | Building & Safety Division | |
| TRANSPORTATION | | | | |
| <p>MM TRAN-1: The Project Applicant shall construct all Project-related transportation improvements identified on the Tentative Tract Map, consistent with phasing recommendations by the City Engineer, including all internal roadways, McElwain Road extension and half-width improvements to Keller Road along the Project frontage. Any off-site improvements may be considered for in lieu credit toward traffic impact</p> | Project Applicant | During construction | Department of Public Work/Engineering | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>fees as determined appropriate by the City of Murrieta. Each site plan shall include a TIA Verification Memo to confirm site-specific development proposals are consistent with overall TIA assumptions and mitigation recommendations such that no new or substantially more severe impacts would occur (Specific Plan Section 8.8 allows for substantial conformance determinations and density transfers provided that the overall Specific Plan densities are not exceeded).</p> | | | | |
| <p>MM TRAN-2: For any off-site improvements noted below, if not constructed or fully funded by others, the Project Applicant shall pay a fair share fee. For City of Murrieta improvements, this fair share payment shall be at time of building permit issuance. For improvements in other jurisdictions, the Project Applicant or City of Murrieta shall enter into an MOU with the affected jurisdiction(s) regarding fair share payment timing. The Project Applicant’s fair share payment to a jurisdiction other than City of Murrieta shall only be made if there is an established mechanism for receiving the funds and ensuring the funds are directly allocated toward the identified improvement in a timely manner.</p> | Project Applicant | At time of building permit issuance | Department of Public Work/Engineering Menifee Engineering Department Wildomar Public Works Department | |
| <p>MM TRAN-3: Intersection 6 – Antelope Road / Scott Road (Murrieta) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Widen the eastbound approach from one left-turn lane, one through lane, and one shared through / right-turn lane to consist of two left-turn lanes, two through lanes and one right-turn lane (<u>Conditional Measure</u>).</p> | N/A | N/A | N/A | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM TRAN-4: Intersection 20 – Whitewood Road / Clinton Keith Road (Murrieta) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Widen the southbound approach from one left-turn lane, one through lane, and one shared through / right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane with overlap phasing (Year 2023 With Cumulative).</p> <p>b) Widen the northbound approach from one left-turn lane, one through lane and one shared through / right-turn lane to consist of two left-turn lanes, one through lane and one shared through / right-turn lane (Year 2031 Project Buildout Plus Cumulative).</p> <p>c) Widen the southbound approach from two left-turn lanes, one through lane and one shared through / right-turn lane to consist of two left-turn lanes, two through lanes and one right-turn lane with overlap phasing (Year 2035 Project Buildout Plus Growth).</p> | Project Applicant | Prior to construction (after fair share contribution) | Department of Public Work/Engineering | |
| <p>MM TRAN-5: Intersection 14 – McElwain Road / Linnel Lane (Murrieta) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Signalize the intersection (Year 2031 Project Buildout Plus Growth).</p> | Project Applicant | Prior to construction (after fair share contribution) | Department of Public Work/Engineering | |
| <p>MM TRAN-6: Intersection 16 – Murrieta Oaks East Avenue / Clinton Keith Road (Murrieta) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Widen the eastbound approach from one left-turn lane, two through lanes and one right-turn lane to consist of one left-turn lane, two through lanes and one shared through / right-turn lane (Year 2031 Project Buildout Plus Cumulative).</p> | Project Applicant | Prior to construction (after fair share contribution) | Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>MM TRAN-7: Intersection 7 – Zeiders Road / Keller Road (Murrieta/Menifee) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>b) Widen the northbound approach from one shared left-turn / through / right-turn lane to consist of one shared left-turn / through lane and one right-turn lane with right-turn overlap phasing.</p> <p>c) Widen the eastbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane.</p> <p>d) Widen the westbound approach from one shared left-turn / through / right-turn lane to consist of two left-turn lanes and one shared through / right-turn lane.</p> <p><u>ae)</u> Convert from a two-way stop control to an all-way stop controlled intersection (Year 2023 With Cumulative).</p> <p><u>b)f)</u> Widen the northbound approach from one shared left-turn / through / right-turn lane to consist of one shared left-turn, one through lane and one right-turn lane (Year 2023 With Cumulative).</p> <p><u>cg)</u> Widen westbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane (Year 2023 With Cumulative).</p> <p><u>da)</u> Signalize the intersection <u>(Year 2028 With Cumulative)</u>.</p> <p><u>eh)</u> Widen westbound approach from one left-turn lane and one share through / right-turn lane to consist of two left-turn lanes and one shared through / right-turn lane (Year 2028 With Cumulative).</p> <p><u>fi)</u> Widen eastbound approach from one shared left-turn <u>lane and one shared</u> / through / right-turn lane to consist of one <u>two</u> left-turn lanes and one shared through / right-turn lane (Year 2028 With Cumulative).</p> | <p>Project Applicant</p> | <p>Prior to construction (after fair share contribution)</p> | <p>Department of Public Work/Engineering Menifee Engineering Department</p> | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>g) Widen southbound approach from one shared left-turn / through / right-turn lane to consist of a left-turn lane and one shared through / right-turn lane (Year 2028 With Cumulative).</p> <p>k) Widen the northbound approach from one shared left-turn / through / right-turn to consist of one left-turn lane, one through lane and one right-turn lane with right-turn overlap phasing (Year 2035 Project Buildout Plus Growth).</p> <p>l) Widen the southbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> <p>m) Widen the eastbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> <p>n) Widen the westbound approach from one shared left-turn / through / right-turn lane to consist of two left-turn lanes and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> | | | | |
| <p>MM TRAN-8: Intersection 2 – Murrieta Road / Scott Road (Menifee)– The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Signalize the intersection (<u>Year 2023 Plus Growth</u>).</p> <p>b) Widen the eastbound approach from one shared left-turn / through lane to consist of one left-turn lane and one through lane (Year 2023 Plus Growth).</p> <p>c) Widen the southbound approach from one shared left-turn / right-turn lane to consist of one left-turn lane and one right-turn lane (Year 2023 With Cumulative).</p> <p>d) Widen the westbound approach from one shared through / right-turn lane to consist of one through lane and one right-turn lane (Year 2023 With Cumulative).</p> | Project Applicant | Prior to construction (after fair share contribution) | Department of Public Work/Engineering Menifee Engineering Department | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>e) Widen the westbound approach from one through lane and one right-turn lane to consist of one through lane and one shared through / right-turn lane (Year 2031 Project Buildout Plus Growth).</p> <p>f) Widen the eastbound approach from one left-turn lane and one through lane to consist of two left-turn lanes and one through lane (Year 2031 Project Buildout Plus Growth).</p> <p>g) Implement right-turn overlap phasing in the southbound approach (Year 2031 Project Buildout Plus Growth).</p> | | | | |
| <p>MM TRAN-9: Intersection 3 – Haun Road-Zeiders Road / Scott Road (Menifee) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Widen the southbound approach from one left-turn lane and one shared left-turn/ through / right-turn lane to consist of two left-turn lanes and one shared through / right-turn lane.</p> <p>b) Widen the eastbound approach from one left-turn lane and one shared through / right-turn lane to consist of one left-turn lane, one through lane and one shared through / right-turn lane.</p> <p><u>a</u>e) Implement right-turn overlap phase at the westbound approach (<u>Conditional Measure</u>).</p> <p><u>b</u>d) Widen the southbound approach from one left-turn lane and one shared through/ right-turn lane to consist of two left-turn lanes and one shared through/ right-turn lane (Year 2023 With Cumulative).</p> <p><u>c</u>e) Widen the eastbound approach from one left-turn lane, one through lane and one shared through / right-turn lane to consist of one left-turn lane, two through lanes and one shared through / right-turn lane (Year 2023 With Cumulative).</p> <p><u>d</u>f) Widen the westbound approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and two right-turn lanes (Year 2023 With Cumulative).</p> | Project Applicant | Prior to construction (after fair share contribution) | Department of Public Work/Engineering Menifee Engineering Department | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>g) Widen the northbound approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane and one right-turn lane with overlap phasing (Year 2031 Project Buildout Plus Cumulative).</p> <p>fh) Widen the southbound approach from two left-turn lanes and one shared through/ right-turn lane to consist of two left-turn lanes, one through lane and one right-turn lane (Year 2031 Project Buildout Plus Cumulative).</p> <p>gi) Widen the westbound approach from two left-turn lanes, two through lanes and two right-turn lanes to consist of two left-turn lanes, three through lanes and two right-turn lanes (Year 2031 Project Buildout Plus Cumulative).</p> <p>hj) Widen the eastbound approach from one left-turn lane, two through lanes and one shared through / right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane (Year 2031 Project Buildout Plus Cumulative).</p> <p>k) Add a right turn overlap phasing in the northbound direction (Year 2035 Project Buildout Plus Growth).</p> <p>il) Widen the westbound approach <u>to include a second left-turn lane from two left turn lanes, three through lanes and one right turn lane to consist of two left turn lanes, three through lanes and two right turn lanes direction</u> (Year 2035 Project Buildout Plus Growth).</p> | | | | |
| <p>MM TRAN-10: Intersection 1 – Sunset Avenue - Cottonwood Canyon Road / Bundy Canyon Road (Wildomar/Menifee) – The Project Applicant shall make a fair share contribution to implement the following:</p> <p>a) Widen the eastbound approach from one shared left turn / through / right turn lane to consist of one shared left turn / through lane and one shared through / right turn lane.</p> | Project Applicant | Prior to construction (after fair share contribution)a | Department of Public Work/Engineering Menifee Engineering Department Wildomar Public Works Department | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>ab) Widen the eastbound approach from one shared left-turn / through / right-turn lane to consist of one shared left-turn/through lane and one shared through / right-turn lane (Year 2023 With Cumulative).</p> <p>be) Widen the southbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane (Year 2023 With Cumulative).</p> <p>cd) Signalize the intersection (Year 2028 With Cumulative).</p> <p>de) Widen the eastbound approach from one shared left-turn / through lane and one shared through / right-turn lane to consist of one left-turn lane, one through lane, and one shared through / right-turn lane (Year 2028 With Cumulative).</p> <p>ef) Widen the westbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane, one through lane, and one shared through / right-turn lane (Year 2028 With Cumulative).</p> <p>g) Widen the southbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> <p>h) Widen the eastbound approach from one shared left-turn / through lane and one shared through / right-turn lane to consist of one left-turn lane, one through lane, and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> <p>i) Widen the westbound approach from one shared left-turn / through / right-turn lane to consist of one left-turn lane, one through lane, and one shared through / right-turn lane (Year 2035 Project Buildout Plus Growth).</p> | | | | |
| <p>MM TRAN-11: The Project Applicant will file a Local Jurisdiction Encroachment Permit with the City of Menifee and prior to construction grading, <u>The Project Applicant shall apply for all requisite and necessary permits, including, without limitation, encroachment and construction permits, and</u> submit for review and approval a Construction Traffic Control</p> | Project Applicant | Prior to construction | Department of Public Work/Engineering | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>Plan to the City of Menifee and City of Murrieta as part of the encroachment permit or related approval process. The Plan shall address, at a minimum, the following issues:</p> <ul style="list-style-type: none"> ▪ Controlling construction traffic flow by use of a flag person at construction site entrances on public roads, including Keller Road, Zeiders Road, and Linnel Lane; ▪ Signage, lighting, and traffic control device placement if required; ▪ Need, if any, for construction work hours and arrival/departure times outside of peak traffic periods; ▪ Maintaining access for emergency vehicles; ▪ Advanced notice to local agencies, transit providers, school districts, and emergency service providers regarding the anticipated schedule, location, and duration of any temporarily reduced through lanes, including clear plans for temporary detours and alternate routes, if applicable; ▪ Maintain through access in each direction on any public road; ▪ Maintain access to adjacent properties during construction; ▪ Specify construction related haul routes for any material import/export; ▪ Timing of heavy equipment and building materials deliveries; and/or ▪ Identify specific contractor training and related safety procedures for construction vehicles exiting and entering work areas from public roads. | | | | |



| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| WILDFIRE | | | | |
| <p>MM WH-1: Fire Safety Outreach. The Murrieta Hills HOA will have the responsibility to provide and distribute to each residence, as well as the management of multi-family residential and commercial properties, a complete copy of the Project’s FPTR, which includes the Wildland Fire Evacuation Plan and materials from the READY! SET! GO! Program.</p> <p>The HOA will also be responsible for ensuring the distribution of copies of the FPTR to those individuals that purchase properties for re-sales. It will be the responsibility the management of multi-family residences without individual unit ownership to distribute this fire safety information to each of their units along with conducting informational sessions for their residents. It is also the responsibility of the management of commercial properties to distribute this fire safety information to tenants and their employees.</p> <p>The Murrieta Hills HOA will partner with MFR, RCFD, and law enforcement to assist with the coordination and distribution of fire safety information as it is developed. Specifically, the Murrieta Hills HOA will work with local fire agencies to organize and conduct annual fire safety and evacuation preparedness informational meetings. Each meetingshould be attended by fire agency representatives. An annual reminder for this meeting will be distributed residents and businesses by the Murrieta Hills HOA.</p> <p>The Project’s FPTR, inclusive of the Wildland Fire Evacuation Plan and READY! SET! GO! Program materials, will be reviewed at the annual meeting of the Murrieta Hills HOA and be made readily available on the Murrieta Hills HOA website.</p> <p>Overall, the Murrieta Hills HOA will include an outreach and educational role to coordinate with MFR, oversee landscape committee enforcement of fire-safe landscaping, ensure fire safety measures detailed in this FPTR have</p> | Murrieta Hills HOA | During operation | Murrieta Fire & Rescue and Riverside County Fire Department | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>been implemented, and educate residents on and prepare facility-wide “Ready, Set, Go!” plans.</p> <p><u>If or when the State, or its designated wildfire agency, updates or adopts new or updated guidance or readiness programs, the Murrieta Hills HOA will incorporate the new or updated program into the overall emergency planning program in order to inform residents of potential issues and emergency plans, and ensure that project residents have the information they need to prepare for and carry out emergency evacuations.</u></p> | | | | |
| <p>MM WH-2: Murrieta Hills Evacuation Plan. An Evacuation Plan and Working Guide strongly implemented by the Murrieta Hills HOA based on the “Ready, Set, Go!” model has been developed and includes the following subjects:</p> <ul style="list-style-type: none"> a) Preparing your home – landscaping and home. b) Preparing your communications – 911, contact information, telephone usage, email, radio stations, and useful links using the internet. c) Registering home and cell phones with Reverse 911. d) Preparing yourself and family – emergency routes out. e) Preparing for imminent evacuation. f) Preparing your pets and animals. g) Maps showing exit routes. h) Main evacuation routes and public safe zones. <p>The HOA will also work with local fire agencies and hold annual fire safety and evacuation preparedness informational meetings that will help residents familiarize themselves with their own “Ready, Set, Go!” evacuation plan.</p> <p><u>If or when the State, or its designated wildfire agency, updates or adopts new or updated guidance or readiness programs, the Murrieta Hills HOA</u></p> | Murrieta Hills HOA | Before occupancy | Murrieta Fire & Rescue, Riverside County Fire Department | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p><u>will incorporate the new or updated program into the overall emergency planning program in order to inform residents of potential issues and emergency plans, and ensure that project residents have the information they need to prepare for and carry out emergency evacuations.</u></p> | | | | |
| <p>MM WH-3: Parking Management Plan. A contract between the HOA and a towing company will be in place so that any vehicle that is illegally parked will be towed within 72-hours of discovery. This effort is designed to maintain the provided roads as unobstructed travel lanes so that emergency response vehicles are not hindered during responses.</p> | Murrieta Hills HOA | During operation | Murrieta Hills HOA | |
| <p>MM WH-4: Formal Landscape Plan – Fire Department Review and Approval. A formal landscaping plan, which includes a detailed diagram and summary of the Project’s vegetation and irrigation plans, will be required for the Project. The HOA will include a landscape committee to review and approve landscape plans submitted by residents as required by the FPTR. Furthermore, the MFR or a retained fuel modification plan checker will review the plan for consistency with standard fuel modification layout, plant species, plant distribution, irrigation, etc. Finally, all vegetation/landscape plans are also required to be approved by the City of Murrieta Planning Department.</p> | Murrieta Hills HOA | During operation | Murrieta Fire & Rescue | |
| <p>MM WH-5: Annual Fuel Modification Maintenance. Vegetation management shall be completed annually by May 1 and more often as needed for fire safety, as determined by MFR. Homeowners and private lot owners shall be responsible for all vegetation management on their lots, in compliance with the FPTR which is consistent with MFR requirements.</p> <p>The “Approved Maintenance Entity” (arranged by the HOA and approved by MFR Fire Marshal) shall be responsible for and shall have the authority to ensure long term funding, ongoing compliance with all provisions of the FPTR, including vegetation planting, fuel modification on the perimeter and within interior maintained common areas, vegetation management, and</p> | Approved Maintenance Agency | During operation | Murrieta Fire & Rescue | |

| Mitigation Measures | Responsibility for Implementation | Timing of Implementation | Responsibility for Monitoring and Verification | City Verification of Compliance (Date/Initials) |
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| <p>maintenance requirements on all private lots, multi-family residences, parks, common areas, roadsides (including Keller Road), and open space under their control (if not considered biological open space). Any water quality basins, flood control basins, channels, and waterways will be kept clear of flammable vegetation.</p> | | | | |
| <p>MM WH-6: Annual FMZ Compliance Inspection. To confirm that the Project’s common areas are being maintained according to the FPTR, the “Approved Maintenance Entity” shall obtain an inspection and report from an MFR–authorized third-party Wildland Fire Safety Inspector, in May of each year, certifying that vegetation management activities throughout the Project have been performed pursuant to this FPTR. The third-party Wildland Fire Safety Inspector must be approved by the MFR Fire Marshal prior to entering into an agreement with the company or individual. The third-party Wildland Fire Safety Inspector must submit qualifications and certifications for review. The report will be funded by the “Approved Maintenance Entity” and submitted to MFR for approval. If the FMZ areas are not compliant, the HOA will have a specified period to correct any noted issues so that a re-inspection can occur, and certification can be achieved.</p> | <p>Approved Maintenance Agency</p> | <p>During operation</p> | <p>Murrieta Fire & Rescue</p> | |
| <p>MM WH-7: Murrieta Hills Exceeds Chapter 7A (California Building Code) Ignition-Resistant Building Standards. The Project will be subject to Chapter 7A ignition resistant building standards and will exceed those requirements in key areas:</p> <ul style="list-style-type: none"> a) Ventilation for all structures of the development, including dryer vents, will be required to be ember resistant with 1/8 screening b) The FMZs for homes located on the perimeter of the development footprint and homes adjacent to the internal riparian area (linear nature park), including rear yard areas (total of 170 feet with the inclusion of rear and/or side yards), will be considered limited building zones, which is not required by the code. This designation requires all | <p>Project Applicant</p> | <p>Prior to occupation</p> | <p>Murrieta Fire & Rescue and Building & Safety Division</p> | |



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| structures, including sheds, gazebos, trellises, play equipment, and others to be constructed of ignition resistant materials per Chapter 7A of the California Building Code. Automatic fire sprinklers will also be required in all structures that are 250 square feet or larger. | | | | |
| MM WH-8: Murrieta Hills – Shelter in Place Philosophy (Not Status). The Project will incorporate the same fire protection philosophies as shelter in place communities but will not seek shelter in place status.¹ Murrieta Hills, like most new communities in southern California, will offer emergency responders the last resort option of temporarily seeking refuge on-site and directing residents to remain in their well-protected homes if early, safe evacuation is not possible. | Not Applicable | Not Applicable | Not Applicable | |
| MM WH-9: Murrieta Hills Annual Fire Operation Contribution. The Project will contribute fair share funding annually toward fire operations through property tax allocations and/or separate assessments, <u>including the formation of a Community Facilities District as required in the conditions of approval and</u> as determined by the City of Murrieta. | Project Applicant | During operation | Murrieta Fire & Rescue | |
| MM WH-10: Cooperative Wildfire Agreement. The Project (Community Facilities Districts [CFD] or HOA) will reimburse MFR for uncured cost associated with the Cooperative Wildfire Agreement with CAL FIRE for wildland fire protection on adjacent preserved land. Funding will be part of CFD/HOA dues and will be paid annually in perpetuity. | Community Facilities Districts, Murrieta Hills HOA | During operation | Murrieta Fire & Rescue | |

¹ ~~Note that there's only one fire agency (Rancho Santa Fe Fire Protection District) that has designated a community as an official shelter in place community. There's no overarching organization who provides certifications or has qualifications for shelter in place. Therefore, the Project Applicant does not designate the MHSPA Project as a shelter place community.~~