



Section 11.0

Mitigation Monitoring Program



11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 1.0 and Section 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the Murrieta General Plan 2035 project. The *California Environmental Quality Act (CEQA)* was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in *Public Resources Code* Section 21081.6,

. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Public Resources Code Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the various City of Murrieta departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



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				Initials	Date	Remarks	
AESTHETICS							
AES-1	For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Murrieta Planning Department and Building and Safety Department			
AES-2	Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Murrieta Planning Department and Building and Safety Department			



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AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Murrieta Planning Department and Building and Safety Department			
NOISE						
NOI-1 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels. <ul style="list-style-type: none"> ▪ Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). ▪ The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and 	Prior to Issuance of Grading Permit During Construction	Periodic Site Inspections During Grading and Construction	City of Murrieta Planning Department and Building and Safety Department			



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	<p>finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</p> <p>Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</p>						
NOI-2	Residential projects located within the 55 CNEL noise contour for the French Valley Airport shall be subject to review by the Riverside County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.	<p>Prior to Issuance of Grading Permit</p> <p>During Construction</p>	<p>Review by Riverside County Airport Land Use Commission</p>	<p>City of Murrieta Planning Department and Building and Safety Department</p>			
GEOLOGY							
GEO-1	Prior to issuance of a Grading Permit for each future development project, a registered geologist or soils engineer shall prepare an area-specific Geologic Study, which shall be submitted to the Public Works or Building and Safety Department for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to fault rupture, groundshaking, landslides, liquefaction or dynamic settling, expansive or collapsible soils, lateral spreading, and	<p>Prior to Issuance of a Grading Permit</p> <p>During Construction</p>	<p>Review and Approval of Geologic Study</p> <p>Issuance of Grading Permit</p> <p>Site Inspections</p>	<p>City of Murrieta Planning Department and Building and Safety Department</p>			



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other geologic and seismic hazards, if any. All recommendations in the Geologic Study shall be implemented during area preparation, grading, and construction.						
GEO-2 Prior to issuance of any Grading Permit, project applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.	Prior to Issuance of a Grading Permit During Construction	Review and Approval of Geologic Study Issuance of Grading Permit Site Inspections	City of Murrieta Planning Department and Building and Safety Department			
CULTURAL RESOURCES						
CR-1 Future development projects shall continue to be evaluated for cultural resources by the City of Murrieta through review by the Eastern Information Center (EIC) and notification of and consultation with the local tribes for new entitlement projects. The projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA) and where feasible, avoidance of cultural resources. If, following review by the EIC and/or tribal consultation, it is determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.	During Site Plan Review	Completion of cultural resource review by Eastern Information Center Completion of Cultural Resources Analysis	City of Murrieta Planning Department and Building and Safety Department			



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CR-2	In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	During Excavation and Grading Activities	On-Site Archaeological Monitor, if Archaeological, Historical, or Paleontological Resources are Discovered	City of Murrieta Planning Department and Building and Safety Department			
CR-3	In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then	During Excavation and Grading Activities	On-Site Monitor Report to Riverside County Coroner's Office, if Human Remains are Discovered	City of Murrieta Planning Department and Building and Safety Department			



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contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.						
HYDROLOGY, DRAINAGE, AND WATER QUALITY						
HYD-1	<p>Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.</p>	<p>Prior to Issuance of any Grading or Building Permit</p> <p>During Construction</p>	<p>Review and Approval of SWPPP</p> <p>Issuance of Grading or Building Permits</p> <p>Site Inspections</p>	<p>City of Murrieta Public Works and Engineering Department</p>		



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HYD-2	Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County DAMP and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.	Prior to Issuance of Grading Permits During Construction During Development Operations (Post Construction)	Review and Approval of WQMP Issuance of Grading Permit Site Inspections	City of Murrieta Public Works and Engineering Department			
HAZARDS AND HAZARDOUS MATERIAL							
HHM-1	The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.	In Conjunction with Implementation of General Plan	Update and Provide Information to Businesses on Alternatives to Hazardous Waste	City of Murrieta Planning Department and Building and Safety Department/ Murrieta Fire Department/ Riverside County Department of Public Health			



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HHM-2 The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.	In Conjunction with Implementation of General Plan	Update City of Murrieta Official Website with Information on Alternatives to Household Hazardous Waste Material	City of Murrieta Planning Department and Building and Safety Department/ Murrieta Fire Department/ Riverside County Department of Public Health			
HHM-3 Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.	Prior to Development Approval on a Project-by-Project Basis	Periodic Site Inspections During Demolition, Grading and Construction	City of Murrieta Planning Department and Building and Safety Department/ Murrieta Fire Department/ Riverside County Department of Public Health			
HHM-4 The project applicant shall comply with the requirements of the Federal Aviation Administration (FAA) should any portions of the development be within a height overlay review zone or encroach within an imaginary surface surrounding the French Valley Airport. A Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA in accordance with Federal Aviation Regulations Part 77.	Prior to Development Approval on a Project-by-Project Basis	Review and Approval of Site Plans	City of Murrieta Planning Department and Building and Safety Department/ Riverside County Airport Land Use Commission			



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WASTEWATER						
WW-1	Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to RCWD, EVMWD, WMWD, or EMWD.	Prior to Issuance of a Wastewater Permit	Payment of Applicable Fees to County Sanitation Districts of Riverside County Issuance of Wastewater Permit	City of Murrieta Public Works Department/County Sanitation Districts of Riverside County		
WW-2	Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.	Prior to Issuance of a Building Permit	Review/Approval of Engineering Study Issuance of Building Permit	City of Murrieta Public Works and Engineering Department		
WW-3	Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the RCWD, EVMWD, WMWD, or EMWD has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.	Prior to Issuance of a Building Permit	Provide Evidence of Sufficient Wastewater Transmission and Treatment Plant Capacity Issuance of Building Permit	City of Murrieta Public Works and Engineering Department/County Sanitation Districts of Riverside County		



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WILDLAND FIRE HAZARDS							
FP-1	The Murrieta Fire Department shall review future development projects to determine if a Fuel Modification Plan is required. If required, project applicants shall prepare the Fuel Modification Plan in accordance with Fire Department requirements prior to the issuance of a grading or building permit.	Prior to Issuance of Grading or Building Permit	Review and Approval of Fuel Modification Plan	Murrieta Fire Department			
FP-2	Brush clearance shall be conducted prior to initiation of construction activities in accordance with Murrieta Fire Department requirements.	Prior to Initiation of Construction Activities	Review and Approval of Site Plans Periodic Site Inspections During Construction	Murrieta Fire Department			
FP-3	Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.	During Construction	Review and Approval of Site Plans Periodic Site Inspections During Construction	Murrieta Fire Department			



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FP-4	Adequate water availability shall be provided to service construction activities.	During Construction	Review and Approval of Site Plans Periodic Site Inspections During Construction	Murrieta Fire Department			
SCHOOL FACILITIES							
SCH-1	Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Murrieta that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.	Prior to the Issuance of Certificate of Occupancy	Fee Payment Prior to Issuance of Certificate of Occupancy	City of Murrieta Planning Department			