

**ATTACHMENT "A"**  
**MITIGATION MONITORING REPORT**

**PROJECT NAME:** Tentative Tract Map 005-1824 Murrrieta Brook – Ivy House

**DATE:** January 2, 2008

**PROJECT MANAGER:** Dennis Watts, Senior Planner

**PROJECT DESCRIPTION:** The proposed project commonly referred to as Ivy House, proposes to subdivide approximately 22-acres into 62 single-family residential lots with additional lots for drainage and open space purposes with approximately 8-acres of open space preserved. Construction will include 62 single-family residences, internal and adjacent roadway improvements and appropriate water quality and conservation measures.

**PROJECT LOCATION:** The property is located at the intersection of New Clay an B Street in the City of Murrrieta, Riverside County, California. Also referenced as Assessor's Parcel Numbers: 906-193-001; 906-200-001 & 002; 906-212-001; 906-221-001 & 002.

**CONTACT PERSON:** Chris Yelich or Neil Brandom (Brooks Street)      **PHONE NUMBER:** (949) 833-0222

IS Section	MITIGATION MEASURE	SOURCE	RESPONSIBILITY FOR IMPLEMENT.	VERIFICATION	COMMENTS
5	<ul style="list-style-type: none"> <li>• <b>Traffic Mitigation Measure (T 1)</b> Construct half street improvements with appropriate transitions along New Clay Street and B Street to the satisfaction of the City Engineer.</li> <li>• <b>Traffic Mitigation Measure (T2)</b> Install stop signs at the project egress points and alley egress points as required by and to the satisfaction of the City Engineer.</li> </ul>	CEQA INITIAL STUDY	CITY OF MURRIETA Public Works/Engineering Department & Building and Safety Division	Prior to the issuance of building permits, building plans shall be checked for compliance. During construction City inspectors shall verify compliance.	
7	<ul style="list-style-type: none"> <li>• <b>Biological Resources Mitigation Measure (B 1)</b> The project is required to pay the MSHCP mitigation fees.</li> <li>• <b>Biological Resources Mitigation Measure (B 2)</b> A burrowing owl (BUOW) clearance survey shall be conducted 30-days prior to initiation of ground-disturbing activities of the site. If the clearance survey is positive, additional actions/mitigation may be required pursuant to the MSHCP, Fish and Game Code, and the MBTA.</li> <li>• <b>Biological Resources Mitigation Measure (B 3)</b> For all bird species vegetation removal should be conducted outside the avian breeding season (March-July) to avoid impacts to nesting birds. If vegetation clearance is conducted during the breeding season, a pre-construction bird survey would be required less than 3-days form vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside or within 300 feet of the impact area, a 300-foot buffer will be required around the nest where no vegetation disturbance would be permitted; for raptors</li> </ul>	CEQA INITIAL STUDY	CITY OF MURRIETA Public Works/Engineering Department	<p>Prior to issuance of grading permits all Mitigation fees paid</p> <p>Prior to grading Engineering shall verify compliance and completion of BUOW survey.</p> <p>Prior to grading Engineering shall verify compliance and completion of necessary bird survey.</p>	

	<p>the buffer would be increased to 500 feet. A qualified biologist would closely monitor the nest until it is determined that the nest is no longer active, at which time vegetation removal could continue.</p> <ul style="list-style-type: none"> <li>• <b>Biological Resources Mitigation Measure (B-4)</b> Payment of the SKR mitigation fee to the Riverside County Habitat Conservation Agency (RCA) is required.</li> </ul>			<p>Prior to issuance of grading permits all Mitigation fees paid</p>	
<p>9</p>	<ul style="list-style-type: none"> <li>• <b>Cultural Mitigation Measure (C-1)</b> There is probability that significant historic resources will be unearthed during development within the project area. An archaeological mitigation monitoring program shall be implemented for activities conducted in association with development of the Project. Full-time monitoring by the archaeologist and a Pechanga Tribal monitor shall continue until the Project archaeologist, in consultation with the Pechanga Tribe, determines that the overall sensitivity of the Project Site has been reduced from moderate to low as a result of mitigation monitoring program. Should it be determined that there are no cultural resources within the impacted areas, or should the sensitivity be reduced to low during the monitoring, all monitoring shall cease.</li> <li>• <b>Cultural Mitigation Measure (C-2)</b> Should any cultural resources be discovered, the archaeological and Tribal monitors are authorized to stop all grading in the immediate area of the discovery, and shall make recommendations to the Lead Agency (City) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with section 15064.5 of the CEQA Guidelines.</li> </ul> <p>It the resources are determined to be unique historic resources as defined under section 15064.5 of the CEQA Guidelines, suggested mitigation measures shall be submitted by the archaeological monitor and the Pechanga Tribe to the Lead Agency (City).</p> <p>Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency (City) approves the measures to protect these resources. Any non-Native American Heritage archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency (City) where they would be afforded long-term preservation to allow future scientific study.</p>	<p>CEQA INITIAL STUDY &amp; Pechanga Tribe Comments dated: Dec 12, 2007.</p>	<p>CITY OF MURRIETA Public Works/Engineering Department.</p>	<p>During grading by City Inspector shall verify compliance.</p>	<p>Site archaeologist and Pechanga Tribal Monitors will be utilized during grading and site disturbance phases.</p>

<p>CEQA INITIAL STUDY &amp; Pechanga Tribe Comments dated: Dec 12, 2007.</p>	<p>CITY OF MURRIETA Public Works/Engineering Department.</p>	<p>During grading by City Inspector shall verify compliance.</p>	<p>Site archaeologist and Pechanga Tribal Monitors will be utilized during grading and site disturbance phases.</p>
<p>• <b>Cultural Mitigation Measure (C-3)</b> Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor is required. Based upon results of the Phase I Cultural Resources Assessment, dated 29 March 2006, areas of concern within the boundaries of this project include the sandstone components of the Pauba Formation. Monitoring is not necessary unless potentially fossiliferous units are encountered in the subsurface during excavation activities and upon examination by qualified paleontologic personnel are subsequently determined to potentially contain fossil resources.</p> <p>If required, paleontological monitors should be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if potentially-fossiliferous units as described herein are not present, or if present are determined upon exposure and examination by qualified paleontologic personnel to have a low potential to contain fossil resources.</p>	<p>• <b>Cultural Mitigation Measure (C-4)</b> Recovered specimens must be prepared to a point of identification and permanent preservation, including washing of sediments, so as to recover small invertebrates and vertebrates.</p>	<p>• <b>Cultural Mitigation Measure (C-5)</b> Significant paleontologic specimens are to be identified and curated into an established, accredited museum repository with permanent retrievable storage (e.g., SBCM). The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p>	<p>Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p>
<p>• <b>Cultural Mitigation Measure (C-6)</b> A report of findings must be prepared with an appended itemized inventory of all recovered specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.</p>			

	<p>• <b>Cultural Mitigation Measure (C-7)</b>  A report documenting the monitoring activities shall be submitted to the City of Murrieta within 60 days of completion of grading. This report shall document the type of cultural resources recovered and the disposition of such resources. The landowner agrees to relinquish ownership of all associated Native American Heritage resources, including all Luiseno sacred items, burial goods, and all Native American Heritage archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition. Artifacts of non-Native American Heritage shall be deposited into an accredited institution that is authorized to accept the cultural resources.</p> <p>• <b>Cultural Mitigation Measure (C-8)</b>  Once the project-related earthmoving excavation begins, and in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:</p> <p>If human remains are encountered, California Health and Safety code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.</p> <p>• <b>Cultural Mitigation Measure (C-9)</b>  Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that maybe uncovered during construction as well as provisions for tribal monitors.</p>	<p>During grading by City Inspector shall verify compliance.</p>	<p>CITY OF MURRIETA  Public Works/Engineering Department.</p>	
	<p>CEQA  INITIAL STUDY &amp;  Pechanga Tribe  Comments dated:  Dec 12, 2007.</p>	<p>Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians.</p>	<p>CITY OF MURRIETA  Public Works/Engineering Department</p>	
<p>11</p>	<p>• <b>Aesthetics Mitigation Measure (A 1)</b>  In accordance with BMP's for the MSHCP and as recommended in the DBESP report lighting within the Project development will be limited to residential streets and consist of downward directed and shielded low-pressure sodium lights to ensure ambient lighting in the adjacent Murrieta Creek is not increased.</p>	<p>Prior to the issuance of building permits, building plans shall be checked for compliance. During construction City inspectors shall verify compliance.</p>	<p>CITY OF MURRIETA  Public Works/Engineering Department</p>	

12	<ul style="list-style-type: none"> <li>• <b>Hazards Mitigation Measure (H-1)</b> All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulation regarding cleanup and disposal of the contaminated release. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility.</li> <li>• <b>Hazards Mitigation Measure (H-2)</b> Conduct soil boring and confirmation sampling in the former UST excavation site and coordinate UST closure reporting with Riverside County Department of Environmental Health and the San Diego County Regional Water Quality Control Board.</li> </ul>	CEQA INITIAL STUDY	CITY OF MURRIETA Public Works/Engineering Department	<p>During grading and construction activities, City inspectors shall verify compliance.</p> <p>All spills shall be reported to the City and the City shall obtain from the developer a detailed summary of the type of remedial response: the firm that carries out the remediation and the location where the contaminated waste is disposed. City inspectors shall verify compliance</p>	
14	<ul style="list-style-type: none"> <li>• <b>Noise Mitigation Measure (N-1)</b> During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuation devices. (e.g. mufflers)</li> <li>• <b>Noise Mitigation Measure (N-2)</b> With the exception of emergency conditions, construction shall be limited to daylight hours or no later than 7 p.m.</li> <li>• <b>Noise Mitigation Measure (N-3)</b> If noise complaints demonstrate that a significant noise impact is affecting sensitive receptors due to construction activities (noise levels as measured at the receptor location at a level in excess of the City's noise significance thresholds), the City shall require the construction contractor to apply appropriate measures to reduce the impacts of noise on the sensitive receptor to levels within the City's significance thresholds.</li> </ul>	CEQA INITIAL STUDY	CITY OF MURRIETA Public Works/Engineering Department & Building and Safety Division	<p>During grading and construction activities, City inspectors shall verify compliance</p>	
15	<ul style="list-style-type: none"> <li>• <b>Air Quality Mitigation Measure (AQ-1)</b> During construction, the contractor shall ensure all construction equipment is properly serviced and maintained in good operating condition to reduce emissions. The SCAQMD requires that fuel injection timing be retarded 2 degrees for the manufacturer's recommendation and use high-pressure injectors.</li> <li>• <b>Air Quality Mitigation Measure (AQ-2)</b> During construction, the contractor shall ensure low emission mobile construction equipment is used (replace diesel-powered equipment with gasoline-powered equipment), where feasible, during site preparation, grading, excavation, and construction of the proposed project components.</li> </ul>	CEQA INITIAL STUDY	CITY OF MURRIETA Public Works/Engineering Department	<p>During grading and construction activities, City inspectors shall verify compliance</p>	

<p>• <b>Air Quality Mitigation Measure (AQ-3)</b> During construction, the contractor shall ensure proposed project specific sites are watered and that construction trucks pass through a shaker grate to remove excess dirt prior to exiting the site.</p> <p>• <b>Air Quality Mitigation Measure (AQ-4)</b> During construction, the contractor shall ensure that when soil is transported the operator (1) employs water to moisten earthen surface prior to disturbance and immediately after disturbance; (2) controls runoff so it does not saturate the surface of unpaved haul road and cause track-off; and (3) employs watering as an emergency measure during high wind events to stabilize actively dusting surface including but not limit to soil pile, unpaved road, and unpaved parking areas.</p> <p>• <b>Air Quality Mitigation Measure (AQ-5)</b> During construction, the contractor shall ensure that water-wetting methods and soil-binders are used on exposed soil stockpiles, unpaved roads, and unpaved parking areas. Active grading areas shall be watered at least three times each workday, as needed, to prevent visible plumes from exiting the project site.</p> <p>• <b>Air Quality Mitigation Measure (AQ-6)</b> During construction, the contractor shall ensure that during site preparation, grading, excavation and construction, chemical soil stabilizers are applied, according to the manufacturer's specification, to all inactive construction areas, defined as previously graded areas, which are inactive for 96 hours or more.</p> <p>• <b>Air Quality Mitigation Measure (AQ-7)</b> During construction, the contractor shall ensure groundcover is re-established through seeding and watering on those parts of the Project site that would not be disturbed for lengthy periods, generally defined as two or more months.</p> <p>• <b>Air Quality Mitigation Measure (AQ-8)</b> During construction, the contractor shall ensure that site preparation, grading, excavation and construction, public streets are swept if silt is deposited on these roads from construction activities within the project site.</p> <p>• <b>Air Quality Mitigation Measure (AQ-9)</b> During construction, the contractor shall ensure that site preparation, grading, excavation and construction speed limits on unpaved roads are restricted to 15 miles per hour.</p> <p>• <b>Air Quality Mitigation Measure (AQ-10)</b> During construction, the contractor shall ensure that site preparation, grading, excavation and construction operations are suspended when wind speeds exceed 25 miles per hour.</p>	<p>CEQA INITIAL STUDY</p>	<p>CITY OF MURRIETA Public Works/Engineering Department</p>	<p>During grading and construction activities, City inspectors shall verify compliance</p>
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<p><b>CEQA INITIAL STUDY</b></p>	<p><b>CITY OF MURRIETA</b> Public Works/Engineering Department &amp; Building and Safety Division</p>	<p>During grading and construction activities, City inspectors shall verify compliance</p>	
<p><b>Air Quality Mitigation Measure (AQ-11)</b> During construction, the contractor shall ensure that during site preparation, grading, excavation and construction, low sulfur fuel is used for stationary construction equipment.</p> <p><b>Air Quality Mitigation Measure (AQ-12)</b> During construction, the contractor shall ensure that during site preparation, grading, excavation and construction, onsite power sources are used rather than temporary diesel or gasoline ICE generators when feasible.</p> <p><b>Air Quality Mitigation Measure (AQ-13)</b> During construction, the contractor shall ensure that during site preparation, grading, excavation and construction, the contractor will establish a car-pool program for construction employees which will include incentives with the goal of achieving a 1.5 persons per vehicle ridership for this project.</p> <p><b>Air Quality Mitigation Measure (AQ-14)</b> During construction, the City shall require a lunch shuttle or catering program be implemented by the developer/contractor(s) during site preparation, grading, excavation and construction to reduce the number of lunch time trips to and from the site.</p> <p><b>Air Quality Mitigation Measure (AQ-15)</b> During construction, the City shall require that low VOC coating and solvents be used on all structures.</p> <p><b>Air Quality Mitigation Measure (AQ-16)</b> During construction, the City shall require that low VOC asphalt be used on paved portions of the project site.</p> <p><b>Air Quality Mitigation Measure (AQ-17)</b> The City shall require that sidewalks and/or pedestrian paths be provided within the development.</p> <p><b>Air Quality Mitigation Measure (AQ-18)</b> The City shall require that pedestrian safety measures such as street lighting and pedestrian signage and signals be provided.</p> <p><b>Air Quality Mitigation Measure (AQ-19)</b> The City shall require that off-site intersection traffic signals be synchronized to prevent congestion of traffic flow in the area of the project.</p>	<p>Prior to the issuance of building permits, building plans shall be checked for compliance. During construction City inspectors shall verify compliance</p>		