MITIGATION MONITORING AND REPORTING PROGRAM

Purpose of Mitigation Monitoring and Reporting Program: The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that "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. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This MMRP has been prepared in compliance with Section 21081.6 of CEQA to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction of the project, as required. Table 1 has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible agency for implementing the measure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Initial Study/Mitigated Negative Declaration (IS/MND).

The City of Temecula (City) is the lead agency for the project under CEQA and shall administer and implement the MMRP. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City shall rely on information provided by the project site observers/ monitors (e.g., construction manager, project manager, archaeologist, etc.) as accurate and up-to-date and shall provide personnel to field check mitigation measure status, as required.

Project Description: The Diaz Road Expansion Project (project) is located in the northwestern portion of the City of Temecula (City) in Riverside County, California. The project proposes to improve Diaz Road to meet the roadway classification requirements of a major arterial with four divided lanes, as specified by City Standard No. 101, between Cherry Street and Rancho California Road. The standards call for a 100-ft minimum right-of-way, 76-ft roadway with a 14-ft raised median, and 12-ft parkways on each side of the road. The approximately 2.2-mile segment would be improved on its current horizontal alignment and as depicted in the City's General Plan, Circulation Element, Figure C-2 Roadway Plan. As such, the proposed project would widen the existing Diaz Road segment and extend the northwestern end of Cherry Street. The project would complete the City's only existing north-south corridor west of Murrieta Creek. North of Cherry Street, this north-south corridor is planned to continue as Washington Avenue within the City of Murrieta.

The project site encompasses the existing Diaz Road segment between Rancho California Road and Cherry Street and the adjacent areas into which the roadways would be widened. At the northernmost end of the project site (north of Dendy Parkway), Diaz Road transitions to an unimproved dirt road. All widening activities would occur on the northeast side of Diaz Road, which would infringe upon public walking and biking pathways associated with the Murrieta Creek Regional Trail, as well as several small fenced/walled enclosures containing existing utility and water infrastructure (i.e., wells, piping, tanks, and small outbuildings). With the exception of the small outbuildings in these utility enclosures, there are no existing buildings on the project site. Land uses at the project site include mostly existing public roadway, a small portion of dirt road, portions of an adjoining public walking/biking pathway, and some undeveloped land. Land uses in the vicinity of the project site consist of industrial and commercial developments to the west and south, Murrieta Creek and public walking/biking pathways to the northeast, and mostly undeveloped land to the north. The elevation of the project site ranges from approximately 1,000 to 1,040 feet above mean sea level (AMSL) and the topography is relatively flat as a

graded roadway, with an overall downward slope toward the southeast, and some localized sloping toward Murrieta Creek, which is located 200 feet to the northeast.

Signing and striping improvements for intersecting streets would be provided to the extent necessary to safely transition lane configurations and turning movements to existing improvements. These improvements would be in accordance with the latest edition(s) of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and the City's requirements and specifications. Signal modifications would be needed at the intersection of Winchester Road and Rancho Way to accommodate revised turning movements and the Diaz Road widening. Landscape and planting improvements would include decorative rock, boulders and hardscape improvements for the center median, easterly parkway, and westerly parkway where existing landscape improvements do not exist. The median and parkway improvements would be in accordance with the City's landscape guidelines. In addition, streetlights would be installed as appropriate according to the City's design standards for type, location, and spacing. Storm drains would also be installed as appropriate along the expanded roadway to include catch basins and low impact development improvements.

Construction is anticipated to begin in Fall 2022 and last approximately 16 months. Construction activities would include site preparation, demolition of existing roadway, grading, installation of drainage and utilities, retaining walls, and paving. During construction, material such as vegetation, soil, old asphalt and concrete may be exported from the site and material such as soil, aggregate, asphalt and concrete may be imported to the site. Construction Best Management Practices (BMPs) would include maintaining existing slope stabilization measures, stabilizing all slopes greater than three feet in height, and providing inlet protection, gravel bags, and silt fences where applicable. In addition, a Traffic Control Plan would be implemented during construction of the project to maintain traffic flow and safety during project construction activities.

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	Mitigation Measure	Monitoring/ Mitigation Timing	Responsible for Monitoring	Verification of Compliance	
				Initials	Date
BIOLOGICAL RESOURCES					
BIO-1	**Burrowing Owl:** In compliance with the MSHCP, a pre-construction survey shall be conducted on the study area within 30 days prior to ground disturbance to determine presence of burrowing owls. If the pre-construction survey is negative and burrowing owl is confirmed absent, then ground-disturbing activities (i.e., earthwork, clearing, and grubbing) shall be allowed to commence and no further mitigation would be required. If BUOW is observed during the pre-construction survey, active burrows shall be avoided by the project in accordance with the California Department of Fish and Wildlife's (CDFW) Staff Report on Burrowing Owl Mitigation (2012) or CDFW's most recent guidelines. The Project Proponent shall immediately inform the Western Riverside County Regional Conservation Authority (RCA) of BUOW observations. A BUOW Protection and Relocation Plan (plan) shall be prepared by a qualified biologist, which must be sent for approval by RCA prior to initiating ground disturbance. The RCA will coordinate directly with CDFW as needed to ensure that the plan is consistent with the MSHCP and CDFW guidelines. The plan shall detail avoidance measures that shall be implemented during construction and passive or active relocation methodology. Relocation shall only occur outside of the nesting season (September 1 through January 31). The RCA may require translocation sites to be created within the MSHCP Conservation Area for the establishment of new colonies. If required, the translocation sites must take into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species in order to successfully create suitable habitat for BUOW. The translocation sites must be developed in consultation with RCA. If required, translocation sites would also be described in the agency-approved plan.	Prior to and throughout grading and construction activities	City / Construction contractor		
BIO-2	**Least Bell's vireo:** Due to presence of LBVI in the vicinity of the study area, the following avoidance and minimization measures shall be implemented to avoid potential impacts:	Throughout construction activities	City/ Construction contractor		

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(1) To the extent feasible, construction activities (i.e., earthwork, clearing, and grubbing) shall occur outside of the nesting season for LBVI (September 1 through March 14). (2) If construction activities are proposed within the LBVI nesting season (March 15 through August 31), the following measures (a. through g.) shall be implemented to avoid potential indirect impacts. (a) At the start of each new stretch of construction, weekly limits will be identified by the contractor, and a qualified biologist will conduct weekly pre-construction surveys to determine the presence of LBVI nest-building activities, egg incubation activities, or brood-rearing activities within 300 feet of anticipated construction activities for the coming week. Surveys will be conducted more frequently if construction could progress beyond the limits of the weekly surveyed area. (b) If nesting LBVI is observed during the weekly pre-construction surveys, a qualified biological monitor shall clearly delineate a 300-foot avoidance buffer around occupied habitat. The 300-foot avoidance buffer shall be clearly marked with flags and/or fencing prior to commencement of construction. No construction activities shall occur within the 300-foot buffer during the nesting season without the presence of a biological monitor. (c) If construction activities (e.g., ground disturbance and canopy trimming) must occur within 300 feet of occupied habitat, the following measures shall be implemented: (i) A biological monitor shall be present to perform daily surveys for LBVI and monitor construction activities. The biological monitor shall have the authority to stop work and notify the construction supervisor if the biologist feels construction activities could alter the birds' normal behavior. The activities shall cease until additional				

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minimization measures have been determined through coordination with CDFW and/or USFWS. (ii) A qualified acoustician shall also be retained to determine ambient noise levels and construction-related noise levels at the edge of occupied habitat. Noise levels at the edge of the occupied habitat shall not exceed an hourly average of 60 dBA, or an hourly average increase of 3 dBA if existing ambient noise levels exceed 60 dBA. If project-related noise levels exceed the threshold described above, construction activities shall cease until additional minimization measures, such as visual and auditory barriers (e.g., sound wall), are taken to reduce project-related noise levels to below an hourly average of 60 dBA, or below an hourly average increase of 3 dBA if existing ambient noise levels exceed 60 dBA. If additional measures do not decrease project-related noise levels below the thresholds described above, construction activities shall cease until CDFW and/or USFWS are contacted to discuss alternative methods. (d) All project personnel shall attend a Workers Environmental Awareness Program training presented by a qualified biologist prior to construction activities. The training program will inform project personnel about the life history of LBVI and all avoidance and minimization measures. (e) The construction contractor shall only allow construction activities to occur during daylight hours. (f) The construction contractor shall require functional mufflers on all construction equipment (stationary or mobile) used within or immediately adjacent to any 300-foot avoidance buffers to reduce construction equipment noise. Stationary equipment shall be situated so that noise generated from the equipment is not directed towards any occupied habitat for the LBVI.				

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	(g) The construction contractor shall place staging areas as far as possible from any suitable occupied habitat for the LBVI. (h) The biological monitor shall prepare written documentation of all monitoring activities at the completion of construction activities, which shall be submitted to CDFW and/or USFWS.				
BIO-3	**Nesting Birds:** To the extent possible, construction activities (i.e., earthwork, clearing, and grubbing) shall occur outside of the general bird nesting season for migratory birds, which is March 15 through August 31 for songbirds and January 15 to August 31 for raptors. If construction activities (i.e., earthwork, clearing, and grubbing) must occur during the general bird nesting season for migratory birds (March 15 and August 31) and raptors (January 15 and August 31), a qualified biologist shall be retained to perform a pre-construction survey of potential nesting habitat to confirm the absence of active nests belonging to migratory birds and raptors afforded protection under the MBTA and CFG Code. The pre-construction survey shall be performed no more than seven days prior to the commencement of construction activities. The results of the pre-construction survey shall be documented by a qualified biologist. If construction is inactive for more than seven days, an additional survey shall be conducted. If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If the qualified biologist determines that an active migratory bird or raptor nest is present, no impacts within 300 feet (500 feet for raptors) of the active nest shall occur until the young have fledged the nest, and the nest is confirmed to no longer be active, or as determined by the qualified biologist. The biological monitor may modify the buffer as applicable for the specific bird species and type of work, or propose other recommendations to avoid indirect impacts to nesting birds.	Prior to construction and as needed during construction	City/ Construction contractor		

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BIO-4	**Jurisdictional Resources:** Prior to issuance of a grading permit for impacts to jurisdictional resources, the City shall obtain regulatory permits from USACE, RWQCB, and CDFW (collectively, the "Resource Agencies"). Compensatory mitigation for permanent impacts to jurisdiction shall be required as part of subsequent permitting requirements. Permanent impacts to jurisdictional resources shall be mitigated through on-site or off-site enhancement, restoration, and/or creation of jurisdictional streambed at a mitigation-to-impact ratio of no less than 2:1. The following minimization measures will be implemented during construction: • Use of standard BMPs to minimize the impacts during construction. • Construction-related equipment will be stored in developed areas, outside of drainages. • Source control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Water quality BMPs will be implemented throughout the project to capture and treat potential contaminants. • To avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site. • Employees shall strictly limit their activities, vehicles, equipment, and construction material to the proposed project footprint, staging areas, and designated routes of travel. • Exclusion fencing should be maintained until the completion of construction activities.	Prior to issuance of grading permit	City		
BIO-5	**Protected Trees:** Prior to impacting any trees within the project site, a tree survey shall be conducted in accordance with the City of Temecula's Heritage Tree Ordinance (Section 8.48 of the City's Municipal Code). If trees subject to this	Prior to ground disturbing or vegetation removal activities	City		

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	ordinance must be damaged or removed within the project site, a Heritage Tree Removal or Relocation Permit must be obtained prior to damage or removal.				
BIO-6	**MSHCP Landscaping Restrictions:** In accordance with MSHCP Section 6.1.4, no species listed in Table 6-2, Plants that Should Be Avoided Adjacent to the MSHCP Conservation Area, of the project GBRA shall be used in the project landscape plans (including hydroseed mix used for interim erosion control).	Prior to award of construction contract This mitigation measure shall be included in construction documents for implementation during construction	City/ Construction contractor		
BIO-7	**Habitat Conservation Plan Fees:** The City is subject to the MSHCP LDMF and the SKR HCP Fee, which shall be paid prior to issuance of any grading permit.	Prior to issuance of grading permit	City		
CULTURAL RESOURCES					
CUL-1	At least 30 days prior to the start any ground-disturbing activities, the City shall contact the Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement ("Agreement"). The Agreement shall address the treatment and final disposition of any tribal cultural resources, sacred sites, human remains, or archaeological resources inadvertently discovered on the project site; project grading, ground disturbance, and development scheduling; the designation, responsibilities, and participation of tribal monitor(s) during grading, excavation, and ground disturbing activities; and compensation for the tribal monitors, including overtime, weekend rates, and mileage reimbursements.	Prior to ground disturbing activities This mitigation measure shall be included in construction documents for implementation during construction	City and Pechanga tribal representatives		
CUL-2	A qualified archaeologist and Pechanga tribal monitor shall attend a pre-construction meeting with City staff, the contractor, and appropriate subcontractors to discuss the monitoring program, including protocols to be followed in the event that cultural material is encountered.	Prior to grading or construction activities	City/ Construction contractor and Pechanga tribal representatives		
CUL-3	A qualified archaeological monitor and a Pechanga tribal monitor shall be present for ground-disturbing activities in areas with a potential for encountering cultural material; monitoring will not be required in areas that have been previously	Prior to and throughout grading activities	City/ Construction contractor and		

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	graded/cut to below cultural levels. At least seven business days prior to project grading, the City shall contact the tribal monitors to notify the Tribe of grading/excavation and the monitoring program/schedule, and to coordinate with the Tribe on the monitoring work schedule. Both the archaeologist and the tribal monitor shall have the authority to stop and redirect grading activities in order to evaluate the nature and significance of any archaeological resources discovered within the Area of Potential Effect (APE). Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement, which may include avoidance of cultural resources, in-place preservation, data recovery, and/or reburial so they are not subject to further disturbance in perpetuity, per CUL 1. Any reburial shall occur at a location predetermined between the City and the Pechanga tribe, details of which are to be addressed in the Cultural Resources Treatment and Monitoring Agreement in mitigation measure CUL-1. Treatment may also include curation of the cultural resources at a tribal curation facility, as determined in discussion among the City, the qualified archaeologist, and the tribal representatives and addressed in the Cultural Resources Treatment and Monitoring Agreement referenced in mitigation measure CUL-1.	This mitigation measure shall be included in construction documents for implementation during construction	Pechanga tribal representatives		
CUL-4	All artifacts discovered at the development site shall be inventoried and analyzed by the qualified archaeologist and tribal monitor(s). A monitoring report will be prepared, detailing the methods and results of the monitoring program, as well as the disposition of any cultural material encountered.	Throughout grading and construction activities This mitigation measure shall be included in construction documents for implementation during construction	City/ Construction contractor and Pechanga tribal representatives		
CUL-5	The City shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found within the project area, for proper treatment and disposition pursuant to the Agreement required in mitigation measure CUL-1.	Throughout grading and construction activities	City and Pechanga tribal representatives		

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CUL-6	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 NAHC must be contacted within 24 hours. The NAHC must then immediately identify the most likely descendant(s) for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours of being granted access to the site and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the agreement described in mitigation measure CUL-1.	Throughout grading and construction activities	City/County Coroner		
GEOLOGY AND SOILS					
GEO-1	**Site-specific Geotechnical Investigation.** A site-specific geotechnical investigation shall be completed prior to final site design approval by the City to identify site-specific criteria related to considerations such as grading, excavation, fill, and structure/facility design. All applicable results and recommendations from the geotechnical investigation will be incorporated into the project design and construction documents to address identified potential geologic and soil hazards, including but not necessarily limited to: (1) seismic hazards including ground rupture, ground acceleration (ground shaking), soil liquefaction (and related issues such as dynamic settlement and lateral spreading), landslides/slope instability, and seiche effects; and (2) non-seismic hazards including manufactured slope instability, subsidence/compressible soils, expansive or corrosive soils, and trench/excavation instability. The final project design and construction documents will also encompass applicable standard design and construction practices from established regulatory/ industry sources including the California Building Code (CBC), International Building Code (IBC), California Geological Survey (CGS), Greenbook standards, as well as the results/recommendations of geotechnical review and field observations/testing to be conducted during project excavation,	Prior to final site design approval	City		

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	grading, and construction activities (with all related requirements to be included in applicable engineering/design drawings and construction contract specifications).				
PALEONTOLOGICAL RESOURCES					
PAL-1	Prior to construction, a paleontological resource monitoring and mitigation plan (PRMMP) shall be prepared. It shall provide detailed recommended monitoring locations; a description of a paleontological resources worker environmental awareness program to inform construction personnel of the potential for fossil discoveries and of the types of fossils that may be encountered; detailed procedures for monitoring, fossil recovery, laboratory analysis, and museum curation; and notification procedures in the event of a fossil discovery by a paleontological monitor or other project personnel. In the event that paleontological resources are discovered during the construction phase of the project, a curation agreement from the Western Science Center, or another accredited repository, shall also be obtained.	Prior to grading and construction activities This mitigation measure shall be included in construction documents for implementation during construction	City/ Construction contractor		
PAL-2	Construction excavations that disturb the Pleistocene-age Pauba Formation, Fanglomerate Member, or Pleistocene-age older alluvial flood plain deposits shall be monitored full-time by a qualified paleontologist. Additionally, artificial fill, young alluvial fan deposits, and young alluvial channel deposits shall be initially spot-checked to determine if older, more paleontologically sensitive deposits are disturbed at depth. If older sedimentary geologic units are not disturbed by construction activities in these areas, then monitoring can be reduced or ceased at the discretion of a qualified paleontologist in consultation with the City.	Throughout grading and construction activities This mitigation measure shall be included in construction documents for implementation during construction	Project Paleontologist/ City		
TRIBAL CULTURAL RESOURCES					
Refer to Mitigation Measures CUL-1 through CUL-5 above.					