



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR THE SUBSEQUENT IS/MND FOR THE ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT THE ORIGINAL PROJECT (MASS GRADING) DECEMBER 2018 IS/MND (EA-2016-1264)

1. **Project Case Number(s):** Tentative Parcel Map – TPM-2020-2230 (TPM-37985)
Development Plan – DP-2020-2231
Conditional Use Permit – CUP-2020-2232
2. **Project Title:** Adams Avenue Storage & Alliance Propane Facilities Project
3. **Lead Agency:** City of Murrieta
Jarrett Ramaiya, Development Services, Planning
1 Town Square
Murrieta, CA 92562
(951) 461-6060
jramaiya@murrietaca.gov

4. **Project Sponsor:**

Applicant/Developer	Property Owner
Howard Omdahl 41911 5 th Street, Suite 202 Temecula, CA 92590 hlomdahl@hotmail.com (909) 732-1963	Howard Omdahl 41911 5 th Street, Suite 202 Temecula, CA 92590 hlomdahl@hotmail.com (909) 732-1963

5. **Project Location:**

The approximately 10.06-acre site is located off Adams Avenue, southeast of Adams Avenue and Fig Street, and approximately 0.75 miles southwest of the Interstate 15/Interstate 215 (I-15/I-215), generally between Adams and Jefferson Avenues, southeast of Fig Street, northwest of Elm Street, and northeast of Murrieta Creek, in the City of Murrieta, Riverside County, California (see Figure A – Aerial). The site is identified on the U.S. Geological Survey (USGS) Murrieta, California Topographic Map, 7.5' series, located in the Temecula Rancho, projected Section 27, Township 7 South, Range 3 West, SBM. It comprises Tax Assessor parcel number – APN 909-060-044.

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance		
				Initials	Date	
<p>Conditions of Approval (COA) are those requirements applied to the Project by the City or other governing agency under federal, state, or local law and are not considered unique mitigation under CEQA.</p> <p>Project Design Features (PDF) are those design features that will be appropriately incorporated into the Project construction, design, landscaping, or other relevant document that will be reviewed and approved by the City. The installation and/or implementation of the stated PDFs will occur at the time and in the manner stipulated by the City approved document(s).</p>						
AESTHETICS						
SUBSEQUENT IS/MND FOR THE ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT						
MM AES-1:	The Permittee/Owner shall ensure that all construction and staging areas shall be maintained in a clean condition with regular cleanup after construction activities to minimize clutter. Construction waste and debris shall not be left in open, visible places and disposed of as soon as possible or contained in bins. All staging areas shall be reclaimed to approximate pre-project conditions immediately following completion of construction activities.	Permittee/Owner	Prior to grading and building permit issuance	Staging areas shall be shown on the grading and building plans for City review and approval.		
REMARKS:						
DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT						
COA AES-1:	The project is required to comply with the general lighting requirements and Palomar lighting requirements as established in City Development Code Section 16.18.100 (Lighting) and Section 16.18.110 (Mt. Palomar Lighting Standards).	CONDITION OF APPROVAL				
REMARKS:						
AIR QUALITY						
DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT						
COA AQ-1:	SCAQMD Rule 403 fugitive dust control requirements: <ul style="list-style-type: none"> Water exposed area minimum two times per day. 	CONDITION OF APPROVAL				

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	<ul style="list-style-type: none"> The minimum soil moisture content shall be 12% or more for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by a lab sample or moisture probe. Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement. Use a gravel apron, 25 feet long by the road width, to reduce mud/dirt track out from unpaved truck exit routes. All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within the construction site that are unused for at least four consecutive days). Replace the ground cover of the disturbed area as quickly as possible. 					
REMARKS:						
COA AQ-2:	Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.			CONDITION OF APPROVAL		
REMARKS:						

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MM AQ-1:	During construction activities, the amount of heavy off-road equipment that is operational at one time shall be limited to five (5) pieces of equipment or less.	Permittee/Owner	During Construction Activities	City of Murrieta and/or Public Works/Engineering Department, and Planning Department through on-site inspections		
REMARKS:						
MM AQ-2:	Limit the amount of material that is imported to the site to 100 truckloads or less per day.	Permittee/Owner	During Construction Activities	City of Murrieta and/or Public Works/Engineering Department, and Planning Department through on-site inspections		
REMARKS:						
MM AQ-3:	Utilize a site within 10 miles or less of the project site to source the material import.	Permittee/Owner	During Construction Activities	City of Murrieta and/or Public Works/Engineering Department, and Planning Department through on-site inspections		
REMARKS:						
BIOLOGICAL RESOURCES						
DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT						
COA BIO-1:	Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to determine the presence of burrowing owls and avoid potential direct take of burrowing owls if present.	CONDITION OF APPROVAL				
REMARKS:						

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<p>MM BIO-1: If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by the Department of Fish and Wildlife (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. The project proponent shall immediately inform RCA (and CDFW and USFWS, if required) if burrowing owls are observed during the pre-construction survey. Preparation of a Burrowing Owl Protection and Relocation Plan for approval by RCA (and CDFW and USFWS, if required) would be required prior to initiating ground disturbance.</p> <p>In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season, which shall be described in the agency-approved Burrowing Owl Protection and Relocation Plan. The RCA may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with RCA (and CDFW and USFWS, if required), taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered</p>	<p>Permittee/Owner and Biologist</p>	<p>During Pre-Construction Survey through the Grading and Construction Stages of the Project</p>	<p>Consultation with the Biologist/RCA and CDFW/USFWS if required.</p>		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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	Species. If required by CDFW, translocation sites would also be described in the agency-approved Burrowing Owl Protection and Relocation Plan.					
REMARKS:						
PDF BIO-1:	Manufactured slopes proposed as part of the interim project and commercial buildings proposed as part of the ultimate project that are within 300 feet or less of suitable least Bell's vireo habitat shall be constructed above the avoided habitat, with a vertical difference ranging from approximately eight to ten feet. Since noise is known to travel less efficiently downhill as it does uphill, the manufactured slopes are intended to aid in shielding any ambient noise generated from the use of future commercial buildings after implementation of the ultimate project.	PROJECT DESIGN FEATURE				
REMARKS:						
PDF BIO-2:	A physical noise barrier in the form of a cinderblock wall shall be installed as part of the ultimate project design to limit any additional ambient noise that may arise as a result of the future commercial development pursuant to recommendations from a qualified biologist. The cinderblock wall shall be installed along Drainage A where permanent impacts are proposed within 300 feet or less of suitable least Bell's vireo habitat to separate the ultimate project footprint from the suitable habitat. The cinderblock wall shall be no less than 6 feet tall and will be installed at the top of a 5-foot slope. The cinderblock wall shall be constructed outside of the least Bell's vireo breeding season (March 1 through August 31).	PROJECT DESIGN FEATURE				
REMARKS:						

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PDF BIO-3	<p>Future buildings proposed as part of the ultimate project that are within 300 feet or less of suitable least Bell's vireo shall be oriented in a way that the backs of the buildings will help act as an additional noise barrier and ambient noise generated from the future commercial buildings will be directed away from the avoided least Bell's vireo habitat pursuant to recommendations from a qualified biologist.</p> <p align="center">PROJECT DESIGN FEATURE</p>				
REMARKS:					
MM BIO-2:	<p>The following avoidance and minimization measures shall be adopted to avoid impacts to the least Bell's vireo, if present, during construction and following completion of construction:</p> <p><u>Prior to and During Construction</u></p> <p>Ground-disturbing activities, including grubbing, grading, clearing, and construction of cinderblock wall, shall be scheduled outside of the least Bell's vireo breeding season (March 1 through August 31).</p> <p>If ground-disturbing activities are scheduled during the least Bell's vireo breeding season, then the follow measures shall be taken:</p> <p>1) A biological monitor shall identify a 300-foot avoidance buffer from suitable least Bell's vireo habitat if construction occurs during the breeding season. The biological monitor shall be present during any ground disturbance conducted within the breeding season to observe the birds' behavior. The construction supervisor shall be notified</p>	<p align="center">Permittee/Owner and Biologist</p>	<p align="center">If Ground disturbance during not outside March 1 through August 31, then then during Pre-Construction Survey through the Grading and Construction Stages of the Project</p>	<p align="center">Consultation with the Biologist/RCA and CDFW/USFWS if required.</p>	

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<p>if the ground-disturbing activities appear to be altering the birds' normal breeding behavior. Ground disturbance shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, increasing the height of the erected sound barrier, or other noise attenuation methods as deemed appropriate by the biologist. If the birds' behavior is still altered from normal breeding behavior, ground distance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods.</p> <p>If ground disturbance occurs within or adjacent to the 300-foot avoidance buffer, a qualified acoustician shall be retained to determine ambient noise levels and project-related noise levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an</p>					

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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<p>acceptable level as determined by the biological monitor. If additional measures do not decrease project-related noise levels below the thresholds described above, ground disturbance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods. Written documentation shall be prepared and submitted to RCA (and CDFW and USFWS, if required) on completion of construction during the breeding season to outline any monitoring activities.</p> <p>2) Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.</p> <p>3) Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.</p> <p>4) All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Murrieta.</p>					

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<p>5) During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment, so that emitted noise is directed away from the occupied least Bell's vireo habitat.</p> <p>6) The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project construction occurring during the breeding season.</p> <p><u>Post Construction</u></p> <p>1) Access to occupied habitat areas shall be restricted to conservation activities only. Signs shall be installed prohibiting public access, including dogs.</p> <p>2) All night lighting associated with the development shall be directed away from occupied habitat areas. The project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting</p>					

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(e.g., to light up equipment for security measures) shall be shielded or directed away from the occupied habitat areas and are not to exceed City of Murrieta (City) standards. Monitoring by a qualified lighting engineer (attained by the project applicant and subject to spot-checking by local municipality staff) shall be conducted as needed to verify compliance with the City standards within identified occupied least Bell's vireo habitat following construction. If City standards are exceeded, the lighting engineer shall make operational changes and/or install a barrier to alleviate light levels during the breeding season.					
REMARKS:					
MM BIO-3:	Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from CDFW. Off-site mitigation for permanent impacts to CDFW jurisdictional streambeds is proposed at a 3:1 ratio through the purchase of a minimum 0.894 acre of combined off-site streambed mitigation credits. Compensatory mitigation will include the purchase of riparian rehabilitation/reestablishment credits at a 2:1 ratio totaling no less than 0.596 acre of off-site mitigation credits through the Riverside-Corona Resource Conservation District In-Lieu Fee Program, in addition to the purchase of riparian/wetland preservation credits at a 1:1 ratio totaling no less than 0.298 acre of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The	Permittee/Owner	Prior to Grading Permit Issuance	The City shall seek verification of completion	

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<p>Riverside-Corona Resource Conservation District In-Lieu Fee Program and Skunk Hollow Mitigation Bank are both located within the MSHCP Plan Area. Purchase of mitigation credits through the Riverside-Corona Resource Conservation District In-Lieu Fee Program and Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.</p> <p>The goal of the compensatory mitigation shall be to rehabilitate/reestablish and preserve streambed habitat with equal or greater function and value than the impacted habitat. The purchase of mitigation through the Riverside-Corona Resource Conservation District In-Lieu Fee Program would contribute to the rehabilitation/reestablishment of riparian habitat, and purchase of mitigation through the Skunk Hollow Mitigation Bank would contribute to the preservation of riparian or wetland habitat within the MSHCP Plan Area to compensate for impacts to a disturbed, unnatural drainage with little function and value. Therefore, the compensatory mitigation would rehabilitate/reestablish and preserve habitat with greater function and value than the impacted habitat providing equivalent or superior preservation under the MSHCP.</p>					
REMARKS:					
MM BIO-4:	Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the project applicant shall demonstrate to the satisfaction of the City of Murrieta that either of the following has been or will be accomplished.	Permittee/Owner and Biologist	If Ground disturbance not during September 1 through February 14 for songbirds and September 1 to January 14 for	Consultation with the Biologist/RCA and CDFW/USFWS if required.	

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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<p>1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.</p> <p>2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before the commencement of clearing. If any active nests are detected, a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to ensure no adverse effects to nesting birds.</p>		raptors, then During Pre-Construction Survey through the Grading and Construction Stages of the Project			
REMARKS:					
PDF BIO-4:	Prior to construction, temporary fencing shall be erected between the avoided MSHCP Riparian/Riverine Areas (avoidance areas) and the project footprint under the supervision of a biological monitor. The purpose of the fencing shall be to protect the avoidance areas during project construction. The fencing shall be comprised of orange silt fencing, or similar material, to prevent sediment from entering the avoided areas and to clearly delineate the limit of work. If deemed appropriate by the project engineer, other Best Management Practices		PROJECT DESIGN FEATURE		

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(BMPs), such as sandbags or weed-free straw bales, shall also be installed to avoid any discharge of sediment into avoided resources; any additional BMPs shall be installed within the project footprint and under the supervision of a qualified biologist. All construction personnel shall be educated prior to commencement of construction regarding the purpose of the fence and any BMPs, and the importance of staying within the identified work area. The fencing and BMPs shall be maintained in their original condition by construction personnel for the entire duration of construction activities, and any damages shall be repaired immediately. Once project construction is complete, the fencing and BMPs shall be removed. In accordance with Appendix C to the MSHCP, a biological monitor will be present for the duration					
REMARKS:					
COA BIO-2:	Prior to the issuance of any grading permit, the project proponent shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee, compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas, implementation of drainage, toxics and non-native species guidelines pertaining to the Urban/Wildlands Interface in Section 6.1.4 of the MSHCP, and compliance with Section 6.3.2 of the MSHCP pertaining to Burrowing Owl Survey Area requirements.	CONDITION OF APPROVAL			
REMARKS:					
MM BIO-5:	Off-site mitigation for permanent impacts to MSHCP Riparian/Riverine Areas is proposed at a 3:1 ratio through the purchase of a minimum 0.894 acre of combined off-site	Permittee/Owner	Prior to Grading Permit Issuance	The City shall seek verification of completion	

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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<p>streambed mitigation credits. Compensatory mitigation will include the purchase of riparian rehabilitation/reestablishment credits at a 2:1 ratio totaling no less than 0.596 acre of off-site mitigation credits through the Riverside-Corona Resource Conservation District In-Lieu Fee Program, in addition to the purchase of riparian/wetland preservation credits at a 1:1 ratio totaling no less than 0.298 acre of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The Riverside-Corona Resource Conservation District In-Lieu Fee Program and Skunk Hollow Mitigation Bank are both located within the MSHCP Plan Area. Purchase of mitigation credits through the Riverside-Corona Resource Conservation District and Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.</p> <p>The goal of the compensatory mitigation shall be to rehabilitate/reestablish and preserve streambed habitat with equal or greater function and value than the impacted habitat. The purchase of mitigation through the Riverside-Corona Resource Conservation District In-Lieu Fee Program would contribute to the rehabilitation/reestablishment of riparian habitat, and purchase of mitigation through the Skunk Hollow Mitigation Bank would contribute to the preservation of riparian or wetland habitat within the MSHCP Plan Area to compensate for impacts to a disturbed, unnatural drainage with little function and value. Therefore, the compensatory mitigation would rehabilitate/reestablish and preserve habitat with greater function and value than the</p>					

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impacted habitat providing equivalent or superior preservation under the MSHCP.					
REMARKS:					
CULTURAL RESOURCES					
DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT					
MM CUL-1:	The Project permittee/owner shall retain a Riverside County certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown cultural resources. Prior to grading, the Project permittee/owner shall provide to the city verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center, and the appropriate tribe within 60 days of completion of monitoring.	Permittee/Owner	Prior to grading	Verification shall be provided that a certified archaeological monitor has been retained	
REMARKS:					
MM CUL-2:	Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the Project permittee/owner shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. The Project Archaeologist, in consultation with interested tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and	Permittee/Owner	At least 30-days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities	Project Archaeologist, in consultation with interested tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan	

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<p>cultural activities that will occur on the Project site.</p> <p>Details in the Plan shall include:</p> <ol style="list-style-type: none"> 1. Project grading and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, the scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists; and 3. The protocols and stipulations that the permittee/owner (Developer), City, Tribes, and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. 						
REMARKS:						
MM CUL-3:	Native American Monitoring: Professional Native American Tribal monitors shall also participate in the monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements	Permittee/Owner	At least 30 days prior to issuance of grading permits	The city shall ensure agreements between the Developer/Applicant and a Native		

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<p>between the Developer/Applicant and a Native American Monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of cultural resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on-site.</p>			American Monitor have occurred		
REMARKS:					
<p>MM CUL-4: Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:</p> <ol style="list-style-type: none"> 1. Preservation-in-place means avoiding the resources, if feasible. Preservation-In-Place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource. 2. On-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to Mitigation 	Permittee/Owner	In the event that Native American cultural resources are inadvertently discovered during the course of grading	Evidence of such shall be submitted to the City of Murrieta Planning Department		

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<p>Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.</p> <p>3. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:</p> <p>a. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and,</p> <p>b. At the completion of grading, excavation, and ground-disturbing activities on-site, a Phase IV</p>					

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	<p>Monitoring Report shall be submitted to the City, documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center, and interested tribes.</p>					
REMARKS:						
MM CUL-5:	<p>Human remains: 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 must be</p>	Permittee/Owner	If human remains are encountered	No further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin		

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the agreement described in CUL-3.					

REMARKS:

GEOLOGY & SOILS

DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT

COA GEO-1:	All project design shall be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC), contained in Title 15 (Buildings and Construction) of the City of Murrieta Municipal Code.	CONDITION OF APPROVAL			
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REMARKS:

COA GEO-2:	All project design shall be subject to the seismic design criteria contained in the project-specific Geo Investigation.	CONDITION OF APPROVAL			
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REMARKS:

HAZARDS & HAZARDOUS MATERIALS

SUBSEQUENT IS/MND FOR THE ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

MM HAZ 1:	The Permittee/Owner shall ensure the site is maintained at all times to ensure that no combustible materials, including grasses, are within the Alliance Propane portion of the site.	Permittee/Owner	Annually	Part of City's Weed Abatement Process		
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REMARKS:

MM HAZ 2:	Prior to the certificate of occupancy, the Permittee/Owner shall ensure that signs are	Permittee/Owner	Prior to Certificate of Occupancy	City Shall verify signs are installed		
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ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
posted on the site prohibiting smoking within the premises.					

REMARKS:

MM HAZ 3:	Prior to the certificate of occupancy, the Permittee/Owner shall ensure that signs listing the steps for refueling from the operation guide are posted at the refueling stations to ensure the truck drivers are aware of the procedures.	Permittee/Owner	Prior to Certificate of Occupancy	City Shall verify signs are installed		
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REMARKS:

MM HAZ 4:	Prior to the certificate of occupancy, the Permittee/Owner shall ensure the k-rail used for tank protection shall be staked in a semi-permanent manner using capped stakes.	Permittee/Owner	Prior to Certificate of Occupancy	City Shall verify k-rails are staked		
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REMARKS:

HYDROLOGY & WATER QUALITY

SUBSEQUENT IS/MND FOR THE ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

MM HYD-1:	Prior to grading permit issuance, the Permittee/Owner shall work with the City to determine whether a Conditional Letter of Map Revision (CLOMR), CLOMR-Fill, Letter of Map Amendment (LOMA), or Letter of Map Revision (LOMR) is required for the area Zoned AE (Floodway) on the FEMA Flood Insurance Rate Maps No. 06065C2715G (August 28, 2008) and No. 06065C2720G (August 28, 2008) and then design the graded pads accordingly.	Permittee/Owner	Prior to Grading Permit Issuance	City shall approve the grading plan per the decision		
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REMARKS:

DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT

See AIR QUALITY for Conditions of Approval **COA AQ-1** and **COA AQ-2**

REMARKS:

COA HYD-1:	Pursuant to the Murrieta Municipal Code §8.36 (Stormwater and Runoff Management and Drainage Controls), new development or redevelopment projects shall control	CONDITION OF APPROVAL				
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ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
stormwater runoff to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The Director of Public Works will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sandbagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.					
REMARKS:					
COA HYD-2:	The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements			CONDITION OF APPROVAL	
REMARKS:					
NOISE					
DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT					
COA NOI-1:	Section 16.30.130 of the City of Murrieta Noise Ordinance (Section 16.30.130) regulates construction noise. Section 16.30.130 prohibits noise generated by construction activities between the hours of 7:00 p.m. and 7:00 a.m. and on Sundays and holidays. Construction activities shall not be conducted in a manner that the maximum noise levels at the affected			CONDITION OF APPROVAL	

ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
structures will not exceed those listed in Table 5.7-3, City of Murrieta Construction Noise Standards. All work will be performed between the hours of 7:00 a.m. and 7:00 p.m. The maximum noise allowed would be 85 A-weighted decibel (dBA) for mobile equipment and 70 dBA for stationary equipment.					

REMARKS:

TRANSPORTATION

DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT

COA TR-1:	Trucks entering and exiting the site will be required to obey the City's vehicle laws and any traffic control plan (TCP) designed to mitigate any construction circulation impacts.	CONDITION OF APPROVAL			
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REMARKS:

TRIBAL CULTURAL RESOURCES

DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT

See CULTURAL RESOURCES for Mitigation Measures **MM CUL-1** through **MM CUL-5**

REMARKS:

UTILITIES & SERVICE SYSTEMS

DECEMBER 2018 IS/MND FOR THE MASS GRADING PROJECT

See HYDROLOGY AND WATER QUALITY for Conditions of Approval **COA HYD-1** and **COA HYD-1**