

Mitigation Monitoring and Reporting Program**Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment****Final Subsequent EIR / State Clearinghouse No. 2005031017**

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Air Quality							
Mitigation Measure 3.2-1: Construction Low VOC Coatings To reduce VOC emissions during construction activities involving application of coatings, the City shall require that construction contractors use low-VOC coatings that have a VOC content of 10 g/L or less during all phases of construction.	Construction	City of Temecula	City of Temecula	Prior to Issuance of Grading Permit or Building Permit, as applicable Field Verification and Sign-Off by City of Temecula			
Mitigation Measure 3.2-2: Construction Equipment Reduction Measures To reduce VOC and NO _x emissions during construction, the City shall require that construction contractors implement the following: ▶ Ensure that all off-road diesel-powered equipment over 25 horsepower used during construction will be equipped with an EPA Tier 4 Final engine, except for specialized construction equipment in which an EPA Tier 4 Final engine is not commercially available within 50 miles of the project site. The contractor or project proponent shall submit written evidence to the City prior to commencement of construction activities that Tier 4 or cleaner equipment shall be used, or that Tier 4 or cleaner equipment is not commercially available for use during the entire duration of that project’s construction period. ▶ Use renewable diesel fuel in all heavy-duty off-road diesel-fueled equipment. Renewable diesel must meet the most recent ASTM D975 specification for Ultra Low Sulfur Diesel and have a carbon intensity no greater than 50 percent of diesel with the lowest carbon intensity among petroleum diesel fuels sold in California. ▶ Use zero or near-zero emissions equipment in lieu of diesel- or gasoline-powered equipment where such zero or near-zero equipment is commercially available within 50 miles of the project site. ▶ Use diesel particulate filters (or the equivalent) if permitted under manufacturer’s guidelines for on-road and off-road diesel equipment.	Pre-Construction/ Construction	City of Temecula	City of Temecula	Prior to Issuance of Grading Permit or Building Permit, as applicable Field Verification and Sign-Off by City of Temecula			

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► Contractors shall limit all construction equipment, haul truck, and delivery truck idling times by shutting down equipment when not in use and adhering to a maximum idling time of less than 5 consecutive minutes.							
Mitigation Measure 3.2-3: Clean Construction Truck Fleet To reduce VOC and NO_x emissions during construction, the City shall require trucks used by construction contractors to meet the following requirements. Trucks with a Gross Vehicle Weight Rating (GVWR) of 19,500 pounds or greater, including haul trucks and earth movers, shall be zero-emissions (ZE), or near-zero emission (NZE) on-road haul trucks that meet the CARB's adopted optional NO_x emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. At a minimum, all trucks shall use 2010 model year or newer engines that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NO_x emissions.	Pre-Construction/ Construction	City of Temecula	City of Temecula	Prior to Issuance of Grading Permit or Building Permit, as applicable Field Verification and Sign-Off by City of Temecula			
Cultural and Tribal Cultural Resources							
Mitigation Measure 3.3-1a: Retain a Qualified Archaeologist Prior to the issuance of each grading permit and before to the start of any ground-disturbing activity, the project applicant shall retain a qualified professional archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (U.S. Department of Interior 2012) and as approved by the City of Temecula, to provide expertise in carrying out all mitigation measures related to archeological resources (Mitigation Measures 3.3-1a through 3.3-1c).	Pre-Construction	City of Temecula	City of Temecula, Qualified Archaeologist	Issuance of Grading Permit			
Mitigation Measure 3.3-1ba: Develop and Implement a Worker Environmental Awareness Program The qualified professional archaeologist, retained by the project applicant, shall prepare a worker environmental awareness program. The program shall be provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources. A copy of the worker environmental awareness program shall be provided to the City Development Services Department before construction activities begin. The topics to be addressed in the worker environmental awareness program will include, at a minimum:	Pre-Construction	City of Temecula	City of Temecula, Qualified Archaeologist	Issuance of Grading Permit			

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▶ types of cultural resources expected on the project site; ▶ types of evidence that indicates cultural resources might be present (e.g., ceramic shards, lithic scatters, soil changes); ▶ what to do if a worker encounters a possible resource; ▶ what to do if a worker encounters bones or possible bones; and ▶ penalties for removing or intentionally disturbing heritage and cultural resources, such as those identified in the Archaeological Resources Protection Act.							
Mitigation Measure 3.3-1c: Implement Procedures to Address Discovery of Subsurface Archaeological Features and Tribal Cultural Resources Where proposed project construction includes any grading, grubbing, trenching, excavation, or earth-moving activities in previously undisturbed areas, or any ground disturbance that extends deeper than the mass grading completed in 2011 or has potential to encounter native soil, the qualified archaeologist shall conduct monitoring of these activities. If any prehistoric or historic-period subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the qualified professional archaeologist shall assess the significance of the find and determine the appropriate next steps in consultation with the City of Temecula. If the qualified archaeologist determines the archaeological material to be Native American in nature, the City of Temecula shall contact the Pechanga Tribe for their input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a Tribal Cultural Resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and the project applicant shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include, but would not necessarily be limited to, preservation in place (which shall be the preferred manner of mitigating impacts to archaeological sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been satisfied. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and	Construction	City of Temecula	City of Temecula, Qualified Archaeologist and Pechanga Tribal Representatives	Issuance of grading permit and verification by City of Temecula in consultation with Pechanga Tribe			

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all archaeological artifacts that are recovered as a result of proposed project implementation to the Pechanga Tribe for proper treatment and disposition. If, during the course of monitoring the qualified archaeologist can demonstrate, based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the qualified archaeologist, in consultation with the project applicant and the City of Temecula, may adjust the level of monitoring, as warranted.							
Mitigation Measure 3.3-2a: Retain a Native American Monitor At the time a development application is submitted to the City for future individual building/projects associated with the Temecula Valley Hospital Master Plan, as revised by the proposed project, the City shall route each development application to the Pechanga Band of Luiseño Indians for review and to request the inclusion of any conditions of approval related to the avoidance of substantial adverse changes to the significance of Tribal Cultural Resources. Prior to the issuance of each grading permit and before the start of any ground-disturbing activity, the project applicant shall retain and compensate for the services of a Tribal monitor/consultant who is approved by the Pechanga Band. The project applicant shall contact the Tribal representatives a minimum of seven days before beginning earthwork or other ground disturbing activities in previously undisturbed areas, or any ground disturbance that extends deeper than the mass grading previously completed in 2011 or has potential to encounter native soil; construction activities will proceed if no response is received 48 hours before ground disturbing activities. The Tribal monitor shall only be present onsite during the construction phases that involve ground disturbing activities in previously undisturbed areas, including but not limited to tree removals, boring, excavation, drilling, and trenching, within the project site, or any ground disturbance that extends deeper than the mass grading previously completed in 2011 or has potential to encounter native soil. Monitoring is not required for any ground-disturbing activities that do not meet these criteria. The Tribal monitor shall complete daily monitoring logs that describe each day's activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the site grading and excavation activities are completed, or when the Tribal representatives and monitor have indicated that the site has a low potential for impacting Tribal Cultural Resources.	Application submittal	City of Temecula	City of Temecula, Pechanga tribal representatives	Issuance of Grading Permit and field verification and sign-off by City of Temecula in consultation with Pechanga tribal representatives			

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Mitigation Measure 3.3-2b: Cultural Resources Treatment Agreement. The developer is required to enter into a Cultural Resources Treatment Agreement with the Pechanga Tribe. The agreement shall be in place prior to issuance of a grading permit. To accomplish this, the applicant should contact the Pechanga Tribe no less than 30 days and no more than 60 days prior to issuance of a grading permit. This Agreement will address the treatment and disposition of cultural resources, the designation, responsibilities, and participation of professional Pechanga 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 onsite. The Pechanga monitor's authority to stop and redirect grading will be exercised in consultation with the project archaeologist in order to evaluate the significance of any potential resources discovered on the property. Pechanga and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified.	Pre-Construction	City of Temecula	City of Temecula, Pechanga tribal representatives	Issuance of Grading Permit and field verification and sign-off by City of Temecula in consultation with Pechanga tribal representatives			
Geology and Soils							
Mitigation Measure 3.5-4: Paleontological Resources Monitoring and Protection The project applicant shall retain a qualified paleontologist to conduct an on-site training that will alert all construction personnel and supervisors involved in equipment training about the possibility of encountering fossils. The qualified paleontologist shall describe the appearance and types of fossils likely that could be seen during construction. Construction personnel shall be trained about the proper notification procedures should fossils be encountered. The qualified paleontologist shall also monitor all ground disturbing activities that extend deeper than the mass grading previously completed in 2011 or greater than 10 feet below the ground surface, whichever is less, or ground disturbance within any previously ungraded areas. If paleontological resources are discovered during earthmoving activities, the qualified paleontologist shall immediately halt operations within 100 feet of the find and notify the City of Temecula. The qualified paleontologist	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Paleontologist	Issuance of Grading Permit			

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shall identify and salvage fossils so that construction delays can be minimized. If large specimens are discovered, the qualified paleontologist shall have the authority to halt or divert grading and construction equipment while the finds are removed. The qualified paleontologist shall be responsible for implementing all tasks summarized below. ▶ In the event of discovery, salvage of unearthed fossil remains, typically involving simple excavation of the exposed specimen but possibly also plaster-jacketing of large and/or fragile specimens, or more elaborate quarry excavations of richly fossiliferous deposits. ▶ Recovery of stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section, and photographic documentation of the geologic setting. ▶ Laboratory preparation (cleaning and repair) of collected fossil remains to a point of curation, generally involving removal of enclosing rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens. ▶ Cataloging and identification of prepared fossil remains, typically involving scientific identification of specimens, inventory of specimens, assignment of catalog numbers, and entry of data into an inventory database. ▶ Preparation of a final report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.							
Greenhouse Gas Emissions and Climate Change							
Mitigation Measure 3.6-1: Mitigation Measures for Reducing GHG Emissions from Construction Activities The applicant (or its contractors) shall implement the following diesel emission-reduction measures during project construction: ▶ All equipment and delivery truck idling times will be limited by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. Clear signage will be installed at all delivery driveways and loading areas regarding the limitation on idling time.	Pre-Construction/ Construction/Post- Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Field Verification and Sign-Off by City of Temecula Issuance of Building Permit Construction Waste Management Plan Approval by Community			

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▶ All construction equipment will be maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction activities using diesel-powered vehicles or equipment, construction contractors will verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into the project site. A report by the certified mechanic of the condition of the construction and operations vehicles and equipment will be submitted to the County prior to their use. ▶ Alternative-fuel (e.g., biodiesel, electric) construction vehicles/equipment (comprising at least 15 percent of the fleet) with lower tailpipe GHG emissions than gasoline or diesel equivalents will be used when commercially available. ▶ Renewable diesel fuel will be used for all diesel-powered heavy construction equipment and on-road vehicles to the extent that it is commercially available from a local supplier in the Southern California region. ▶ Local building materials (at least 10 percent) and recycled products, including cement and concrete made with recycled products, will be used, to the extent feasible. A construction waste management plan will be implemented to divert landfilled waste by requiring the recycling of a minimum of 65 percent of all non-hazardous construction waste.				Development Department Director or other Designee			
Mitigation Measure 3.6-2: Mitigation Measures for Reducing GHG Emissions from Operational Activities The applicant shall implement the following GHG reduction measures for all new development under the master plan: ▶ The applicant (or its contractors) will implement the following water conservation measures, which are in addition to those required by codes and ordinances: ▪ Install public bathroom faucet aerators (non-residential & residential over 6 stories) with a flow rate of 0.4 gallons per minute (gpm), ▪ Install cooling tower conductivity controllers or cooling tower pH conductivity controllers,	Pre-Construction/ Construction/Post-Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Field Verification and Sign-Off by City of Temecula Issuance of Building Permit Organic Waste Diversion Plan Approval by Community Development Department Director or other Designee			

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▪ Install rotating sprinkler nozzles for landscape irrigation 0.5 to 1.0 gpm, ▪ Install drip/subsurface irrigation (i.e., micro-irrigation), ▪ Implement proper hydro-zoning (i.e., groups plants with similar water requirements together), ▪ Install zoned irrigation, ▪ Contour landscaping to minimize precipitation runoff, ▪ Install drought tolerant plants in 50 percent of total new landscaping, ▪ Install water conserving turf in 100 percent of new turf added to landscaping, and ▪ Use recycled water for stationary equipment that requires water cooling, to the extent feasible. ► Prepare a plan demonstrating, based on substantial evidence and to the satisfaction of the City, demonstrating that a minimum 85 percent of organic waste produced by the development would not be disposed of in a landfill. Measures to achieve this standard include, but are not limited to, the following: ▪ Operating a program to reduce the generation of food waste and divert food waste from going to a landfill (e.g., sort out food waste separate from other waste for collection or composting), ▪ Operating a program to safely recover edible food and divert it to a local food bank, ▪ Operating a program to divert green waste (e.g., plant debris from landscaping) from going to a landfill (e.g., sort out food waste separate from other waste for collection or composting). ► Install Energy Star-rated appliances. ► Dedicate five percent of new parking spaces for plug-in vehicles and equip those spaces with installed electric vehicle charging equipment. ► Install a high-efficiency lighting system that takes advantage of natural daylighting.							

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▶ Maximize the installation of on-site solar systems, or other systems that provide on-site power from renewable or zero carbon sources. ▶ Install, high-performance glazing with a low solar heat gain coefficient value that reduces the amount of solar heat allowed into the building, without compromising natural illumination. ▶ Install cool roofs with an R value (i.e., the measurement of the effectiveness of thermal insulating materials) of 30 or better on proposed new buildings. ▶ Increase urban tree canopy cover to provide shade to a minimum of 40 percent of the length of internal roadways on the project site. ▶ Use electric powered landscaping equipment, rather than fossil-fuel powered landscaping equipment. ▶ Use native plants and trees to provide new, water-wise landscaping that blends the facility with the ecology of the surrounding natural environment. In addition to the above, the applicant shall also implement the following GHG reduction measures for new development under the master plan, except for the proposed hospital uses (i.e., emergency department expansion, new hospital towers): ▶ Achieve net zero carbon buildings, in which building operational energy consumption is met through on- or off-site renewable or zero carbon energy sources ▶ Heating and cooling systems and other appliances and building end uses powered by natural gas will not be installed where electric-powered equivalents capable of meeting the building's operational requirements are commercially available in the project area.							
Hazards and Hazardous Materials							
Mitigation Measure 3.7-1: Monitoring and Disposal of Any Contaminated Soils Where proposed project construction includes any grading, grubbing, trenching, excavation, or earth-moving activities in previously undisturbed areas, or any ground disturbance that extends deeper than the mass grading completed in 2011 or has potential to encounter native soil, construction personnel shall conduct monitoring of these activities for the potential presence of MTBE or VOCs (e.g., where stained or odiferous soils are encountered). Soils determined to have detectable levels of	Pre-Construction/ Construction	City of Temecula	City of Temecula	Issuance of Encroachment Permit			

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MTBE or VOCs, if any, shall be segregated, stockpiled on-site in accordance with applicable regulations, and sampled prior to disposal at an appropriate facility, in accordance with the requirements of the respective disposal facility. All contaminated soils shall be disposed of off-site in accordance with applicable local, State, and federal laws regulating the transport and disposal of hazardous and non-hazardous materials. These materials shall be transported to a permitted disposal facility by a licensed waste hauler. Any soils with detectable levels of MTBE- or other VOC-impacted soil shall be removed, handled, and properly disposed of by appropriately licensed and qualified individuals in accordance with applicable regulations. Prior to the issuance of any encroachment permit, the project applicant shall provide documentation (for example, all required waste manifests) to the City of Temecula showing that abatement of any soils with detectable levels of MTBE- or other VOCs- has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 790, 792, 797, 798, and 799 and CCR Title 8, Article 2.6).							
Noise							
Mitigation Measure 3.10-1: Implement construction-noise reduction measures for daytime construction To reduce noise from construction activities, the City shall require construction contractors to comply with following measures: Equipment Restrictions ▶ Locate all stationary equipment (e.g., generators, welders, dehumidifiers) on the construction site as far away from adjacent residential land uses and other noise-sensitive sites as possible and no less than 50 feet from residential uses. ▶ Position onsite stationary equipment such that existing noise sources (e.g., roadways) or structures (e.g., existing buildings) block the line of sight between the onsite equipment and offsite sensitive land uses. ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	Pre-Construction/ Construction	City of Temecula	City of Temecula	Prior to Issuance of Grading Permit or Building Permit, as applicable Field Verification and Sign-Off by City of Temecula			

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► All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall implement the use of observers and scheduling of construction activities such that alarm noise is minimized. Quieter Alternative Methods and Equipment ► Each construction contractor shall use noise reducing operations measures, techniques, and equipment. This requirement shall be enforced through its inclusion on all construction bid specifications for all potential construction contractors hired within the project site. The bid specifications shall require that construction contractors provide an equipment inventory list for all equipment within the fleet with greater than 50 horsepower engines, that includes (at a minimum), make, model, and horsepower of equipment; operating noise levels at 50 feet, available noise control device that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include, but are not limited to, high-efficiency mufflers, acoustic dampening and protected internal noise absorption layers to vibrating panels, enclosures, and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures will be employed to reduce noise at sensitive receptors compared to other more traditional methods. Examples include, but are not limited to, welding instead of riveting, mixing concrete off-site instead of on-site, and the use of thermal lance instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided that there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents an alternative quieter construction method to be used, the contractor shall provide evidence to support their proposal. The noise reduction elements of							

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construction bid submittals shall be approved by the City of Temecula, in coordination with a qualified acoustical professional. - Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same time period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent practical. By performing the noisiest operations together within the same time period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels. Where construction activities at any one location on the project site occur for an extended duration of more than 30 days affecting the same offsite receptor, install temporary noise curtains that meet the following parameters: - Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot.							
Mitigation Measure 3.10-2: Reduce Operational Noise from the Central Utility Plant Prior to approval of final plans for the proposed central utility plant, the applicant shall hire a qualified acoustical specialist to prepare a noise minimization plan for the central utility plant. This plan shall identify design strategies and noise attenuation features that the project will implement to ensure that operation of the central utility plant does not result in exterior noise levels that exceed the following standards: 65 dBA CNEL for low-density residential, (single-family residences along De Portola Road); 70 dBA CNEL for medium-density residential (residential uses along Margarita Road); - an increase of 5 dB or higher where existing levels are less than 60 dBA CNEL; - an increase of 3 dBA or higher where existing levels are between 60 and 65 dBA CNEL; or	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Acoustical Specialist	Issuance of Building Permit Noise Minimization Plan Approval by Community Development Department Director or other Designee			

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► an increase of 1.5 dB or higher where existing levels are higher than 65 dBA CNEL. The noise minimization plan shall include noise measurements characterizing existing noise levels at the time preparing of the plan is commenced, and/or modeling of noise levels generated by the central utility plant, as-needed, to demonstrate compliance with the above standards. This plan also shall demonstrate how one or more of the following measures (or other measures demonstrated to be equally effective) shall be implemented to achieve the required standards. ► Design the central utility plant such that the structure itself is between the onsite noise sources (e.g., chillers, cooling towers) and the offsite receptors, serving as a noise barrier protecting off-site receptors from noise generated by on-site operational equipment. If the structure can completely block the line-of-sight from the source to the receiver, noise levels could potentially be inaudible at offsite locations. ► Enclose the area and individual sources where operational equipment would operate with noise barriers / walls, such that the noise barrier completely blocks the line-of-sight between the source and offsite receptors. Generally, a barrier that breaks the line of sight between a source and a receiver will result in at least 5 dB but can readily achieve a 10 dB reduction and taller barriers provide increased noise reduction. ► Install equipment with pre-installed acoustical reduction technology (e.g., louvers, baffles) to reduce individual equipment noise to the extent technologically feasible. ► Prior to final building inspection and operation of the new central utility plant, a noise test shall be conducted by a qualified acoustical professional, to demonstrate compliance with the City of Temecula's residential noise standards (i.e., 65 dBA CNEL for low density residential and 70 dBA CNEL for medium and high density residential) at all nearby and affected residential land uses. If noise standards are not met, the City shall not grant rights to operate the facility until it can be demonstrated that noise standards would be in compliance. Measures identified in the noise minimization plan shall be incorporated into the project design as-needed to achieve the noise standards set forth in this measure. Prior to approval of future development plans							

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implementing the proposed project, the City's Community Development Director is responsible for verifying that the noise minimization plan has been prepared in compliance with this measure and measures needed to achieve compliance with the noise standards set forth in this measure are included in the site plan.							
Traffic and Transportation							
Mitigation 3.13-1: Implement a Voluntary Commute Trip Reduction Program Prior to the issuance of building permits, the project applicant shall develop a voluntary commute trip reduction program for employees (program), subject to approval by the City's Director of Public Works. Commute trip reduction programs discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking, thereby reducing VMT and greenhouse gas emissions. This program shall provide substantial evidence demonstrating a minimum 4 percent reduction in the proposed project's rate of VMT (i.e., VMT per service population), as compared to the proposed VMT rate evaluated in the SEIR. The program shall evaluate how the minimum VMT reduction standard will be achieved through implementation of the following measures, or equally effective measures: employer-provided services, infrastructure, and incentives for alternative modes such as ridesharing, discounted transit, bicycling, vanpool, and guaranteed ride home and information, coordination, and marketing for said services, infrastructure, and incentives.	Post-Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department Director or other Designee	Issuance of Building Permit Voluntary Commute Trip Reduction Program Approval by Director of Public Works or other Designee			
Mitigation 3.13-2: Implement No-Cost Transit Pass Program for Employees Prior to the approval of future development applications, the project applicant shall develop a program to provide transit passes at no-cost to employees on an ongoing basis. The transit passes shall be made available at no-cost to all employees of the project during its operational phase. Reducing the out-of-pocket cost for transit improves the competitiveness of transit versus single-occupancy vehicles; thus, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT and lower GHG emissions (CAPCOA 2021: 95). Given that 100 percent of employees would be eligible for such a program, the VMT reduction depends on the percentage of subsidy provided by the employer (LLG 2022). The transit	Post-Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department Director or other Designee	Issuance of Building Permit Transit Pass Program Approval by Director of Public Works or other Designee			

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pass program for all employees would provide a VMT reduction of up to 0.24 percent for the proposed project.							
Mitigation 3.13-3: Provide End-of-Trip Bicycle Facilities In addition to the bicycle parking required by the City of Temecula Municipal Code, the project shall provide end-of-trip bicycle facilities, including installation and maintenance, for employee use. End-of-trip facilities include bike parking, bike lockers, showers, personal lockers, onsite bicycle repair station, signage on or near secure parking and personal lockers with information about how to reserve or obtain access to these amenities. The location and type of these facilities shall be identified in future development applications prior to their approval by the City. The provision and maintenance of secure bike parking and related facilities encourage commuting by bicycle, thereby reducing VMT and GHG emissions. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained. Providing end-of-trip bicycle facilities would provide a VMT reduction of up to 0.3 percent for the proposed project.	Post-Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department Director or other Designee	Issuance of Building Permit			

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