

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HARVESTON GENERAL PLAN (GPA) AND SPECIFIC PLAN (SPA) – PLANNING AREA 12 PROJECT

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Air Quality							
Mitigation Measure AQ-1: During Project construction, all internal combustion engines/construction equipment (including tug boats but excluding crew and bio-survey boats) exceeding 50 horse power and operating on the Project Site shall meet Tier 4 CARB/U.S. EPA emission standards. If not already supplied with a factory equipped diesel particulate filter, all off-road diesel-powered construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. In addition, construction equipment shall incorporate, where feasible, emissions savings technology such as hybrid drives and specific fuel economy standards. In the event that all off-road diesel-powered construction equipment cannot meet the Tier 4 engine certification, each project applicant shall use alternative measures, which include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously. The effectiveness of alternative measures must be demonstrated through a future air emissions study with written findings supported by substantial evidence that is approved by the lead agency before use.	Construction	City of Temecula	City of Temecula	Field Verification and Sign-Off by City of Temecula			
Mitigation Measure AQ-2: The following measures will be implemented to reduce operational emissions of ROG and NOx. These measures are not all inclusive and additional measures can be substituted or added to further reduce emissions. <ul style="list-style-type: none">No residential units shall be constructed with fireplaces/hearths. If this measure is substituted, total emissions reductions from the added mitigation shall meet or exceed the emissions reductions from the removal of fireplaces from the Project (i.e., a reduction in emissions equal to or greater than the reduction in emissions between Table 3.1-8 and 3.1-10).Residents of single-family units shall be provided information documenting the benefits of using low VOC paints and cleaning supplies.	Pre-Construction/ Post-Construction	City of Temecula	City of Temecula Building Official or other Designee	City of Temecula Project Approval			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Air Quality (cont.)							
<ul style="list-style-type: none">A Traffic Demand Management (TDM) program shall be developed to encourage the use of non-single occupant vehicles, including information on ride share, carpool, vanpool, bus, train and trolley opportunities within the City and the region. <p>All residential parking spaces provided shall be designed to, at a minimum, achieve CALGreen Tier standards for electric vehicle supply equipment of the most current Title 24 iteration at the time of building construction. Implementing projects proposed within the SPA shall quantify NO_x and ROG emissions from the implementing project operational activities and shall demonstrate achievement of the emissions performance standard of less than 55 pounds per day of ROG and less than 55 pounds per day of NO_x. If the performance standard cannot be achieved, implementing projects shall incorporate all feasible project-level mitigation such that emissions of ROG and NO_x are reduced to the furthest extent possible.</p>							
Mitigation Measure AQ-3: During construction activities, the construction supervisor will ensure that any welders used onsite will be electric.	Construction	City of Temecula	City of Temecula	Field Verification and Sign-Off by City of Temecula			
Biological Resources							
Mitigation Measure BIO-1: Within three days of the start of any ground-disturbing activity during the nesting season (February 1 to August 31 for songbirds; January 15 to August 31 for raptors), a qualified biologist shall conduct a survey to determine if there are active nests within the onsite trees and vegetation. If an active nest is not found, no biological monitor is required. If active nests are detected, a minimum buffer (e.g., 300 feet for songbirds or 500 feet for raptors) around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines the nesting species have fledged and is no longer active or the nest has failed. The buffer may be modified (i.e., increased or decreased) and/or other recommendations proposed (e.g., a temporary soundwall) as determined appropriate by the qualified biologist to minimize impacts. The qualified biologist shall monitor the removal of onsite trees and vegetation. Nest buffer distance will be based on species, specific location of the nest, the intensity of construction activities, existing disturbances unrelated to the project and other factors.	Pre-Construction	City of Temecula	City of Temecula Qualified Biologist	Issuance of Grading Permit			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Biological Resources (cont.)							
<p>Mitigation Measure BIO-2: Prior to the start of any ground-disturbing activity, each project applicant shall conduct protocol BUOW surveys in accordance with the protocols established by CDFW in the CDFW 2012 Staff Report on Burrowing Owl Mitigation to confirm the presence/absence of BUOW within the Project Site and the buffer area identified within the CDFW protocol; namely, a breeding season survey consisting of four visits (one during the period February 15 – April 15; two visits, at least three weeks apart, between April 15 and June 15; and a fourth visit after June 15, to be conducted at least three weeks after the third visit), and a one-day pre-construction survey to take place no more than 14 days before beginning ground-disturbing activities on the Project Site. For the timings of the breeding season surveys, these may be modified in collaboration with CDFW. If the burrowing owl is present, protective measures, including active or passive relocation, shall be developed in consultation with CDFW to ensure compliance with the Migratory Bird Treaty Act and other applicable CDFW Code requirements and include, but are not limited to the following:</p> <ul style="list-style-type: none">• Occupied BUOW shall not be disturbed during nesting season unless a qualified biologist verifies through non-invasive methods that either 1) the birds have not begun egg-laying or incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight.• A burrowing owl relocation plan shall be prepared that recommends methods needed to relocate the burrowing owls from the project site and provide measures that will be implemented for the maintenance, monitoring, and reporting of the relocated burrowing owls to increase chances of survivorship and better ensure compliance with CDFW guidelines. This plan shall be implemented during the non-breeding season, and prior to seasonal rains to promote the best outcome for conservation of the burrowing owl. <p>In addition to the above, each project applicant can choose to conduct additional BUOW surveys in advance of the prescribed pre-construction survey(s) protocol established by CDFW in order to assess the presence/absence of BUOW on the project site. Surveys conducted earlier than the prescribed pre-construction surveys per CDFW guidelines, would allow each project applicant to start early consultation with CDFW regarding BUOW relocation (assuming BUOW are present within the project site) well in advance of project construction activities. However, early surveys and consultation with CDFW does not eliminate the need to conduct a pre-construction clearance survey in accordance with CDFW guidelines. The pre-</p>	Pre-Construction	City of Temecula	City of Temecula Qualified Biologist	Issuance of Grading Permit			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>construction clearance survey shall be conducted within 14 days of ground disturbance to document the continued absence of burrowing owl from the project site as well as the buffer areas. If construction is delayed or suspended for more than 30 days after the clearance survey, the project site as well as the buffer areas shall be resurveyed.</p> <p>All protective measures, including relocation, shall be reviewed and approved by the CDFW prior to the initiating any ground disturbing activities.</p>							
Cultural Resources							
<p>Mitigation Measure CUL-1: Prior to issuance of each grading permit and prior to the start of any ground-disturbing activity, each project applicant shall retain a qualified archaeologist, defined as an archeologist 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 archaeological expertise in carrying out all mitigation measures related to archeological resources (Mitigation Measures CUL-2 through CUL-7).</p>	Pre-Construction	City of Temecula	City of Temecula Qualified Archeologist	Issuance of Grading Permit			
<p>Mitigation Measure CUL-2: Prior to any ground disturbing activities associated with the Project, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Each project applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.</p>	Pre-Construction	City of Temecula	City of Temecula Qualified Archeologist	Issuance of Grading Permit			
<p>Mitigation Measure CUL-3: If grading activities are proposed within intact native sediments on the Project Site which are anticipated to be 10 feet in depth or greater, the qualified archaeologist shall monitor ground disturbing activities. If cultural resources are discovered, the qualified archaeologist shall have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe. During the course of monitoring, if the qualified archaeologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the archaeologist, in consultation with each project applicant and the City of Temecula may adjust the level of monitoring, as warranted.</p>	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Archeologist and Pechanga Tribal Representatives	Verification by City of Temecula in consultation with Pechanga Tribe			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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Cultural Resources (cont.)							
Mitigation Measure CUL-4 If grading activities occur within previously graded sediments and inadvertent discoveries of subsurface cultural resources are discovered, each construction contractor shall suspend grading within 100 feet of the find until the qualified archaeologist evaluates the find and determines the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe.	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Archeologist and Pechanga Tribal Representatives	Verification by City of Temecula in consultation with Pechanga Tribe			
Mitigation Measure CUL-5: If inadvertent discoveries of subsurface cultural resources are discovered either within the intact native sediments or previously graded sediments, grading activities shall be suspended within 100 feet of the find and each project applicant, the qualified archaeologist, and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. <ul style="list-style-type: none">Pursuant to PRC Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources.If preservation in place is not feasible, each project applicant and Pechanga Tribe shall discuss reburial of the resources on the Project property, in perpetuity. The measures for reburial shall include, at least, the following: 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, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.If each project applicant and the Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director will make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and will take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director will be appealable to the City Planning Commission and/or City of Temecula City Council.	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Archeologist and Pechanga Tribal Representatives	Verification by City of Temecula in consultation with Pechanga Tribe			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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Any newly discovered cultural resources shall be subject to a cultural resources evaluation pursuant to state law prior to restarting grading within 100 feet of the discovered resources. The cultural resources evaluation of the newly discovered cultural resources shall be detailed in a Cultural Resources Treatment Plan ("Plan"). Furthermore, after ground disturbing activities are completed, the archeologist shall prepare a monitoring report (consistent with the County of Riverside Phase IV monitoring report requirements) and submit the monitoring report to the City of Temecula and the Pechanga Tribe.							
Cultural Resources (cont.)							
Mitigation Measure CUL-6: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are recovered as a result of Project implementation to the Pechanga Tribe for proper treatment and disposition.	Construction/ Post-Construction	City of Temecula	City of Temecula Qualified Archeologist and Pechanga Tribal Representatives	Verification by City of Temecula in consultation with Pechanga Tribe			
Mitigation Measure CUL-7: 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 each grading permit. To accomplish this, each project applicant should contact the Pechanga Tribe no less than 30 days and no more than 60 days prior to issuance of each 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 Qualified Archeologist and Pechanga Tribal Representatives	Verification by City of Temecula in consultation with Pechanga Tribe			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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Cultural Resources (cont.)							
Mitigation Measure CUL-8: 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 PRC 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 MLD upon receiving notification of the discovery. The MLD shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in PRC Section 5097.98.	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Paleontologist	Verification by City of Temecula			
Mitigation Measure CUL-9: Prior to the start of earth moving activities, each project applicant shall retain a qualified paleontologist defined as one meeting SVP standards (Society for Vertebrate Paleontology, 2010) to attend any pre-grade construction meetings to determine when and where excavations extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site Working with each project applicant and the construction crew, the qualified paleontologist shall determine a paleontological monitoring schedule. The qualified paleontologist, or a paleontological monitor working under the direct supervision of the qualified paleontologist, shall monitor all ground-disturbing activity that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site. The location, duration, and timing of monitoring shall be determined by the qualified paleontologist designated for the Project in consultation with each project applicant and City and shall be based on a review of geologic maps and grading plans. During the course of monitoring, if the qualified paleontologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the paleontologist, in consultation with each project applicant and City of Temecula may adjust the level of monitoring, as warranted. Monitoring activities shall be documented in a Paleontological Resources Monitoring Report to be prepared by the qualified paleontologist at the completion of construction and shall be provided to the City of Temecula and filed with the Natural History Museum of Los Angeles County within six (6) months of grading completion for each individual project on the Project Site.	Pre-Construction	City of Temecula	City of Temecula Qualified Paleontologist	Issuance of Grading Permit			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Cultural Resources (cont.)							
Mitigation Measure CUL-10: Prior to start of earth moving activities that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site, the qualified paleontologist shall conduct pre-construction worker paleontological resources sensitivity training. This training shall include information on what types of paleontological resources could be encountered during excavations, what to do in case an unanticipated discovery is made by a worker, and laws protecting paleontological resources. All construction personnel shall be informed of the possibility of encountering fossils and instructed to immediately inform the construction foreman or supervisor if any bones or other potential fossils are unexpectedly unearthed in an area where a paleontological monitor is not present.	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Paleontologist	Verification by City of Temecula			
Mitigation Measure CUL-11: In the event of unanticipated discovery of paleontological resources when a paleontological monitor is not present, each construction contractor shall cease ground-disturbing activities within 50 feet of the find until it can be assessed by the qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery and reporting measures, if necessary, and determine if paleontological monitoring is warranted once work resumes.	Pre-Construction/ Construction	City of Temecula	City of Temecula Qualified Paleontological	Verification by City of Temecula			
Noise							
Mitigation Measure N-1: Ynez Road from Date Street to County Center Drive: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 304 feet of the Ynez Road centerline. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 304 feet of Ynez Road between Date Street and County Center Drive, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's exterior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Noise (cont.)							
Mitigation Measure N-2: Ynez Road from Date Street to Waverly Lane: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 271 feet of the Ynez Road centerline. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 271 feet of Ynez Road between Date Street and Waverly Lane, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's exterior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Mitigation Measure N-3: Date Street/French Valley Parkway from Ynez Road to the I-15/French Valley Parkway Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 551 feet of the Date Street/French Valley Parkway centerline. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 551 feet of Date Street/French Valley Parkway between Ynez Road to the I-15/French Valley Parkway Interchange, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's exterior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Noise (cont.)							
Mitigation Measure N-4: I-15 North of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located anywhere on the Project Site. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The features to attenuate freeway noise levels so that the exterior noise standards could be achieved include sound walls, berms, or a combination of the two. Each project applicant shall demonstrate that the City's exterior standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's exterior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Mitigation Measure N-5: I-15 South of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located anywhere on the Project Site. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The features to attenuate freeway noise levels so that the exterior noise standards could be achieved include sound walls, berms, or a combination of the two. Each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's exterior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Mitigation Measure N-6: Ynez Road from Date Street to County Center Drive: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 121 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 121 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's interior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Noise (cont.)							
Mitigation Measure N-7: Ynez Road from Date Street to Waverly Lane: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 108 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 108 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's interior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Mitigation Measure N-8: Date Street/French Valley Parkway from Ynez Road to the I-15/French Valley Parkway Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 219 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 219 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's interior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Responsible Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
Noise (cont.)							
Mitigation Measure N-9: I-15 North of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features for all onsite residences to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within each residence need to be upgraded with sound transmission class rating (STC) higher than standard building construction would provide. Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's interior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Mitigation Measure N-10: I-15 South of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features for all onsite residences to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within each residence need to be upgraded with sound transmission class rating (STC) higher than standard building construction would provide. Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department. Building permits shall not be issued for these residences until the City of Temecula verifies that the City's interior noise standards have been achieved.	Construction	City of Temecula	City of Temecula Building Official or other Designee City of Temecula Community Development Department or other Designee	Issuance of Building Permit Noise Study Approval by Community Development Department			
Transportation							
Mitigation Measure T-1: Ynez Road and Waverly Lane: Prior to the first building permit, the developer shall install a traffic signal with left and right turns permitted.	Construction	City of Temecula	City of Temecula Building Official or other Designee	Issuance of Building Permit			