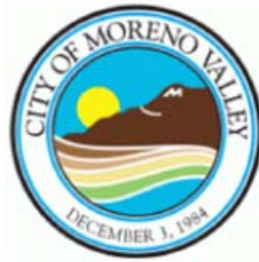


MITIGATION MONITORING AND REPORTING PROGRAM

MORENO VALLEY FESTIVAL SPECIFIC PLAN AMENDMENT MORENO VALLEY, CALIFORNIA



LEAD AGENCY:

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MARCH 13, 2018

MORV 003

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1. OVERVIEW OF THE PROJECT

The proposed project involves the adoption and subsequent implementation of the Moreno Valley Festival Specific Plan Amendment (also referred to hereinafter as “the Plan Amendment”). The Specific Plan Amendment that is the focus of this Initial Study and Mitigated Negative Declaration (IS/MND) is an amendment to the adopted *Moreno Valley Festival Specific Plan/EIR (SP-205)*. The original Specific Plan was adopted and the Environmental Impact Report (EIR) was certified by the City Council of Moreno Valley on October 27, 1987. The purpose of this Amendment is to modify the Adopted Specific Plan as a means to promote a wider range of land uses and development to address current development trends. The expanded range of allowable uses will include a Mix of Uses Development (MU), Commercial/Retail Development (CR), Retail Mix of Uses (RMU) and Open Space (OS) designation. The plan amendment will also facilitate the extension of Davis Street in a northerly direction to ultimately re-connect with the segment of Davis Street that extends north of Ironwood Avenue. The overall placement, design, and phasing of future development will be responsive to the employment and community service needs while mitigating the potential impacts on sensitive development that will be located both within and in close proximity to the Planning Area.

During the preparation of the adopted Moreno Valley Festival Specific Plan (SP 205), consideration was given to all public utility and infrastructure needed to serve the future development contemplated as part of the adopted Specific Plan’s implementation. The majority of the needed infrastructure has been installed pursuant to the requirements of the adopted Plan. All *future* public utility and infrastructure shall be installed according to Title 9 (Land Use and Planning) Of the City of Moreno Valley Municipal Code and the requirements of this Plan Amendment. The installation of new infrastructure will be phased as part of the area-wide master planned facilities. The implementation of roadways and infrastructure to service the Planning Area will occur according to development needs.

The adopted Moreno Valley Festival Specific Plan was prepared pursuant to Government Code Section 65450, which grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of their general plans. The Government Code sets forth the minimum requirements and review procedures for specific plans including the provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures. This Specific Plan Amendment complies with the City of Moreno Valley’s Municipal Code (Chapter 9.13) governing amendments of the specific plans content and procedures for their adoption and enforcement.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the project indicated that the project’s construction and subsequent occupation are not expected to result in significant adverse environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment;

- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals;
- The proposed project *will not* have impacts, that are individually limited, but cumulatively considerable; and,
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3.FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The analysis indicated that the proposed project may result in impacts to protected species and habitat. As a result, the following mitigation is required:

Mitigation Measure No. 1 (Biological Resources Impacts). The proposed project must be consistent with the Western Riverside MSHCP. Payment of the appropriate development mitigation fees will mitigate any impacts to these species.

Mitigation Measure No. 2 (Biological Resources Impacts). Prior to any land disturbance, a focused pre-construction burrowing owl survey shall be conducted prior to construction in accordance with the Burrowing Owl Survey instructions of the Western Riverside County MSHCP. This survey is to be conducted within 30 days prior to ground disturbance. After the pre-construction burrowing owl survey has been completed, a survey report will be prepared in accordance with the MSHCP 30-day Pre-construction Burrowing Owl Survey Report Format.

Mitigation Measure No. 3 (Biological Resources Impacts). Future developers must consult with the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, and the Santa Ana Regional Water Quality Control Board to determine the need for permits that must be obtained prior to initiation of construction of a proposed project.

Mitigation Measure No. 4 (Biological Resources Impacts). Prior to the start of construction activity, developers must prepare a Multiple Species Habitat Conservation Program (MSHCP) Determination of Biologically Equivalent or Superior Preservation (DBESP) should a future project affect Western Riverside MSHCP riverine resources.

Mitigation Measure No. 5 (Biological Resources Impacts). Vegetation removal shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15.

Mitigation Measure No. 6 (Biological Resources Impacts). If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.

Mitigation Measure No. 7 (Biological Resources Impacts). If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys must be performed within three days prior to vegetation removal.

The following mitigation will be effective in minimizing potential impacts to possible cultural resources:

Mitigation Measure No. 8 (Cultural Resources Impacts). Prior to the issuance of a grading permit, the developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The project archaeologist must have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. The project archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, must develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB-52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB-52 tribal consultation process for the project, has not opted out of the AB-52 consultation process, and has completed AB-52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- Project grading and development scheduling;
- The project archeologist and the Consulting Tribes(s) as defined in this mitigation must attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

- The protocols and stipulations that the contractor, City, Consulting Tribe(s) 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.

Mitigation Measure No. 9 (Cultural Resources Impacts). Prior to the issuance of a grading permit, the developer shall secure agreements with the Pechanga Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and the Morongo Band of Mission Indians for tribal monitoring. The developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the project archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the project archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

Mitigation Measure No. 10 (Cultural Resources Impacts). In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:
 - i. Preservation-in-place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to the initial mitigation. 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 as defined in the first mitigation identified in Section 3.5.2.B.
- The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the project archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal Representatives to the site to assess the significance of the find."

Mitigation Measure No. 11 (Cultural Resources Impacts). If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in previously identified mitigation before any further work commences in the affected area.

Mitigation Measure No. 12 (Cultural Resources Impacts). If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within five-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

Mitigation Measure No. 13 (Cultural Resources Impacts). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

The following mitigation is required to further reduce future projects greenhouse gas emissions impacts:

Mitigation Measure No. 14 (Greenhouse Gases Emissions Impacts). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 15 (Greenhouse Gases Emissions Impacts). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for traffic, street, and outdoor lighting.

Mitigation Measure No. 16 (Greenhouse Gases Emissions Impacts). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when there are frequently turned off.

Mitigation Measure No. 17 (Greenhouse Gases Emissions Impacts). The Applicant must install sky-lights as part of the shopping center's revitalization.

Mitigation Measure No. 18 (Greenhouse Gases Emissions Impacts). The Applicant must install light colored "cool" roofs.

Mitigation Measure No. 19 (Greenhouse Gases Emissions Impacts). The Applicant must install "cool" pavement (lighter colored) throughout the parking areas.

Mitigation Measure No. 20 (Greenhouse Gases Emissions Impacts). All landscape planted on-site must be watered by water dispensed through drip irrigation.

Mitigation Measure No. 21 (Greenhouse Gases Emissions Impacts). The building contractors shall install bicycle racks consistent with the City's Municipal Code adjacent to each building.

Mitigation Measure No. 22 (Greenhouse Gases Emissions Impacts). The building contractors shall install electric vehicle charging stations in the parking areas. Preferential parking spaces for electric vehicles must be provided.

The following mitigation will be effective in reducing potential impacts in regards to construction noise:

Mitigation Measure No. 23 (Noise Impacts). The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure No. 24 (Noise Impacts). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 25 (Noise Impacts). Signs must be installed around the perimeter of the Planning Area that display the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.

Mitigation Measure No. 26 (Noise Impacts). Construction vehicles will be prohibited from traveling along Ironwood Avenue. This mitigation is designed to minimize the number of residential units that may be exposed to noise and vibration.

Mitigation Measure No. 27 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure No. 28 (Noise Impacts). Construction staging must occur over 200 feet from the nearest residential use. The location of staging and queuing areas will be subject to the approval of the Community Development Department prior to the issuance of any building or grading permit.

The traffic report indicated that the following mitigation measures will be required:

Mitigation Measure No. 29 (Transportation & Circulation Impacts). For the Heacock Street and Westbound SR-60 ramps, the Applicant must optimize the cycle length (90 second cycle length), splits, and offsets and restripe the defacto right-turn lane to a southbound right-turn lane with 50-foot storage and a southbound through lane. This mitigation will improve the LOS to C.

Mitigation Measure No. 30 (Transportation & Circulation Impacts). The Applicant must optimize the cycle length (60 second cycle length), splits, and offsets for the intersection of Davis Street and Ironwood Avenue. This mitigation will yield a LOS B.

Mitigation Measure No. 31 (Transportation & Circulation Impacts). The Applicant must optimize the cycle length (60 second cycle length), splits, and offsets for the intersection of Indian Street and Sunnymead Boulevard. This mitigation will yield a LOS C.

Mitigation Measure No. 32 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 150 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 33 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 190 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 34 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 210 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 35 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 105 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 36 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 170 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 37 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 150 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 38 (Transportation & Circulation Impacts). For the Heacock Street/State Route (SR 60) eastbound ramps, the Applicant must restripe 50 feet of the two-way left turn lane north of the Heacock/ SR-60 westbound ramps intersection as a “Freeway Only” lane.

Mitigation Measure No. 39 (Transportation & Circulation Impacts). For the Davis Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 220 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 40 (Transportation & Circulation Impacts). For the Davis Street/Ironwood Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 145 of feet storage to accommodate 95th percentile queues.

Mitigation Measure No. 41 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 145 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 42 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 140 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 43 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 165 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 44 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 155 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 45 (Transportation & Circulation Impacts). For the Indian Street/Hemlock Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 110 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 46 (Transportation & Circulation Impacts). For the Indian Street/Hemlock Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 180 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 47 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the eastbound left turn lanes to provide 140 feet of storage to accommodate 95th percentile queues. This might require replacing the concrete island with stripping.

Mitigation Measure No. 48 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the westbound left turn lanes to provide 115 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 49 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the northbound left turn lanes to provide 200 feet of storage to accommodate 95th percentile queues.

Mitigation Measure No. 50 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the southbound left turn lanes to provide 125 feet of storage to accommodate 95th percentile queues.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action are identified in Table 1 provided on the following pages.

Table 1 Mitigation-Monitoring Program		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 1 (Biological Resources Impacts). The proposed project must be consistent with the Western Riverside MSHCP. Payment of the appropriate development mitigation fees will mitigate any impacts to these species.</p>	Community Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of Building Permits.</i> • Mitigation ends at the completion of the construction phase.
<p>Mitigation Measure No. 2 (Biological Resources Impacts). Prior to any land disturbance, a focused pre-construction burrowing owl survey shall be conducted prior to construction in accordance with the Burrowing Owl Survey instructions of the Western Riverside County MSHCP. This survey is to be conducted within 30 days prior to ground disturbance. After the pre-construction burrowing owl survey has been completed, a survey report will be prepared in accordance with the MSHCP 30-day Pre-construction Burrowing Owl Survey Report Format.</p>	Community Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of ground disturbing activities.</i> • Mitigation ends at the completion of the construction phase.

**Table 1
 Mitigation-Monitoring Program (continued)**

Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 3 (Biological Resources Impacts). Future developers must consult with the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, and the Santa Ana Regional Water Quality Control Board to determine the need for permits that must be obtained prior to initiation of construction of a proposed project.</p>	<p>Community Development Department and the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, and the Santa Ana Regional Water Quality Control Board.</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Prior to the start of ground disturbing activities.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 4 (Biological Resources Impacts). Prior to the start of construction activity, developers must prepare a Multiple Species Habitat Conservation Program (MSHCP) Determination of Biologically Equivalent or Superior Preservation (DBESP) should a future project affect Western Riverside MSHCP riverine resources.</p>	<p>Community Development Department and the Western Riverside County Regional Conservation Authority.</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Prior to the start of ground disturbing activities.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 5 (Biological Resources Impacts). Vegetation removal shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15.</p>	<p>Community Development Department.</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Prior to the start of ground disturbing activities.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 6 (Biological Resources Impacts). If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.</p>	<p>Community Development Department.</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Prior to the start of ground disturbing activities.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 7 (Biological Resources Impacts). If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys must be performed within three days prior to vegetation removal.</p>	<p>Community Development Department.</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Three days prior to the start of vegetation removal.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>

**Table 1
 Mitigation-Monitoring Program (continued)**

Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 8 (Cultural Resources Impacts). Prior to the issuance of a grading permit, the developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The project archaeologist must have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. The project archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, must develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB-52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB-52 tribal consultation process for the project, has not opted out of the AB-52 consultation process, and has completed AB-52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> • Project grading and development scheduling; • The project archeologist and the Consulting Tribes(s) as defined in this mitigation must attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; • The protocols and stipulations that the contractor, City, Consulting Tribe(s) 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. 	<p>Community Development Department</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i></p> <ul style="list-style-type: none"> • <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 9 (Cultural Resources Impacts). Prior to the issuance of a grading permit, the developer shall secure agreements with the Pechanga Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and the Morongo Band of Mission Indians for tribal monitoring. The developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the project archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the project archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2</p>	<p>Community Development Department, Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, and Morongo Band of Mission Indians.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i></p> <ul style="list-style-type: none"> • <p>Mitigation ends at the completion of the construction phase.</p>

**Table 1
 Mitigation-Monitoring Program (continued)**

Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 10 (Cultural Resources Impacts). In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> • One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ul style="list-style-type: none"> i. Preservation-in-place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to the initial mitigation. 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 as defined in the first mitigation identified in Section 3.5.2.B. • The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the project archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal Representatives to the site to assess the significance of the find." 	Community Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>During project construction.</i> • Mitigation ends at the completion of the construction phase.
<p>Mitigation Measure No. 11 (Cultural Resources Impacts). If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in previously identified mitigation before any further work commences in the affected area.</p>	Community Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>During project construction.</i> • Mitigation ends at the completion of the construction phase.
<p>Mitigation Measure No. 12 (Cultural Resources Impacts). If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within five-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>	Community Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>During project construction.</i> • Mitigation ends at the completion of the construction phase.

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 13 (Cultural Resources Impacts). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p>	<p>Community Development Department.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>During project construction.</i></p> <p>•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 14 (Greenhouse Gases Emissions Impacts). The Applicant must install ENERGY STAR appliances wherever appliances are installed.</p>	<p>Community Development Department and the Building Official.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p>•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 15 (Greenhouse Gases Emissions Impacts). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for traffic, street, and outdoor lighting.</p>	<p>Community Development Department and the Building Official.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p>•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 16 (Greenhouse Gases Emissions Impacts). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when there are frequently turned off.</p>	<p>Community Development Department and the Building Official.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p>•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 17 (Greenhouse Gases Emissions Impacts). The Applicant must install sky-lights as part of the shopping center's revitalization.</p>	<p>Community Development Department and the Building Official.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p>•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 18 (Greenhouse Gases Emissions Impacts). The Applicant must install light colored "cool" roofs.</p>	<p>Community Development Department and the Building Official.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p>•</p> <p>Mitigation to continue over the project's operational lifetime.</p>

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 19 (Greenhouse Gases Emissions Impacts). The Applicant must install “cool” pavement (lighter colored) throughout the parking areas.</p>	<p>Community Development Department and the Building Official.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Mitigation to continue over the project’s operational lifetime.</p>
<p>Mitigation Measure No. 20 (Greenhouse Gases Emissions Impacts). All landscape planted on-site must be watered by water dispensed through drip irrigation.</p>	<p>Community Development Department and the Building Official.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Mitigation to continue over the project’s operational lifetime.</p>
<p>Mitigation Measure No. 21 (Greenhouse Gases Emissions Impacts). The building contractors shall install bicycle racks consistent with the City’s Municipal Code adjacent to each building.</p>	<p>Community Development Department and the Building Official.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Mitigation to continue over the project’s operational lifetime.</p>
<p>Mitigation Measure No. 22 (Greenhouse Gases Emissions Impacts). The building contractors shall install electric vehicle charging stations in the parking areas. Preferential parking spaces for electric vehicles must be provided.</p>	<p>Community Development Department and the Building Official.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Mitigation to continue over the project’s operational lifetime.</p>
<p>Mitigation Measure No. 23 (Noise Impacts). The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.</p>	<p>Community Development Department and Code Enforcement.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>During project construction.</i></p> <ul style="list-style-type: none"> • <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 24 (Noise Impacts). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.</p>	<p>Community Development Department and Code Enforcement.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>During project construction.</i></p> <ul style="list-style-type: none"> • <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 25 (Noise Impacts). Signs must be installed around the perimeter of the Planning Area that display the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City’s Community Development Department.</p>	<p>Community Development Department.</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>During project construction.</i></p> <ul style="list-style-type: none"> • <p>Mitigation ends at the completion of the construction phase.</p>

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 26 (Noise Impacts). Construction vehicles will be prohibited from traveling along Ironwood Avenue. This mitigation is designed to minimize the number of residential units that may be exposed to noise and vibration.</p>	<p>Community Development Department and Code Enforcement.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>During project construction.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 27 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.</p>	<p>Public Works Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 28 (Noise Impacts). Construction staging must occur over 200 feet from the nearest residential use. The location of staging and queuing areas will be subject to the approval of the Community Development Department prior to the issuance of any building or grading permit.</p>	<p>Community Development Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends at the completion of the construction phase.</p>
<p>Mitigation Measure No. 29 (Transportation & Circulation Impacts). For the Heacock Street and Westbound SR-60 ramps, the Applicant must optimize the cycle length (90 second cycle length), splits, and offsets and restripe the defacto right-turn lane to a southbound right-turn lane with 50-foot storage and a southbound through lane. This mitigation will improve the LOS to C.</p>	<p>Public Works Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p style="text-align: center;">•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 30 (Transportation & Circulation Impacts). The Applicant must optimize the cycle length (60 second cycle length), splits, and offsets for the intersection of Davis Street and Ironwood Avenue. This mitigation will yield a LOS B.</p>	<p>Public Works Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p style="text-align: center;">•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 31 (Transportation & Circulation Impacts). The Applicant must optimize the cycle length (60 second cycle length), splits, and offsets for the intersection of Indian Street and Sunnymead Boulevard. This mitigation will yield a LOS C.</p>	<p>Public Works Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p style="text-align: center;">•</p> <p>Mitigation to continue over the project's operational lifetime.</p>
<p>Mitigation Measure No. 32 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 150 feet of storage to accommodate 95th percentile queues.</p>	<p>Public Works Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a Certificate of Occupancy.</i></p> <p style="text-align: center;">•</p> <p>Mitigation to continue over the project's operational lifetime.</p>

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 33 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 190 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 34 (Transportation & Circulation Impacts). For the Heacock Street/Ironwood Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 210 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 35 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 105 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 36 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 170 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 37 (Transportation & Circulation Impacts). For the Heacock Street/Hemlock Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 150 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 38 (Transportation & Circulation Impacts). For the Heacock Street/State Route (SR 60) eastbound ramps, the Applicant must restripe 50 feet of the two-way left turn lane north of the Heacock/ SR-60 westbound ramps intersection as a "Freeway Only" lane.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 39 (Transportation & Circulation Impacts). For the Davis Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 220 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 40 (Transportation & Circulation Impacts). For the Davis Street/Ironwood Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 145 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 41 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the eastbound left turn lanes to provide 145 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 42 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 140 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 43 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 165 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 44 (Transportation & Circulation Impacts). For the Indian Street/Ironwood Avenue intersection, the Applicant must restripe the southbound left turn lanes to provide 155 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 45 (Transportation & Circulation Impacts). For the Indian Street/Hemlock Avenue intersection, the Applicant must restripe the westbound left turn lanes to provide 110 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 46 (Transportation & Circulation Impacts). For the Indian Street/Hemlock Avenue intersection, the Applicant must restripe the northbound left turn lanes to provide 180 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.

Table 1 Mitigation-Monitoring Program (continued)		
Measure	Enforcement Agency	Monitoring Phase
<p>Mitigation Measure No. 47 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the eastbound left turn lanes to provide 140 feet of storage to accommodate 95th percentile queues. This might require replacing the concrete island with stripping.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 48 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the westbound left turn lanes to provide 115 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 49 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the northbound left turn lanes to provide 200 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.
<p>Mitigation Measure No. 50 (Transportation & Circulation Impacts). For the Indian Street/Sunnymead Boulevard intersection, the Applicant must restripe the southbound left turn lanes to provide 125 feet of storage to accommodate 95th percentile queues.</p>	Public Works Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.