

Attachment A

Mitigation Monitoring and Reporting Program

CADO Menifee Industrial Warehouse Project

SECTION 1: AUTHORITY

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) Sections 15091(d) and 15097 to ensure implementation of and provide for the monitoring of mitigation measures required of the CADO Menifee Industrial Warehouse Project (Project), as set forth in the Final Environmental Impact Report (EIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Menifee (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features (PDFs). In addition, the EIR addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City of Menifee (City) is the lead agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the lead agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

SECTION 2: MONITORING SCHEDULE

Prior to construction, while detailed design plans are being prepared by the developer or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

SECTION 3: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

SECTION 4: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

SECTION 5: DEFINITIONS

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

<i>Acronyms/Abbreviation</i>	<i>Description</i>
AQ.....	Air Quality
BIO.....	Biological Resources
BMPs.....	Best Management Practices
CARB.....	California Air Resources Board
CDFW.....	California Department of Fish and Wildlife
CEQA.....	California Environmental Quality Act
City.....	City of Menifee
County.....	County of Riverside
CUL.....	Cultural Resources
EV.....	Electric Vehicle
GEO.....	Geology and Soils
HAZ.....	Hazards
MM.....	Mitigation Measure
Moyer Program.....	Carl Moyer Memorial Air Quality Standards Attainment Program
MSHCP.....	Multiple Species Habitat Conservation Plan
PRD.....	Permit Registration Documents
PRIMP.....	Paleontological Resource Mitigation Program
SCAQMD.....	South Coast Air Quality Management District
SMARTS.....	Storm Water Multiple Application and Report Tracking System

SWPPPStormwater Pollution Prevention Plan

State.....State of California

TDMTransportation Demand Management

VIPVoucher Incentive Program

WAIRE.....Warehouse Actions and Investments to Reduce Emissions Program

WQMPWater Quality Management Plan

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY				
MM AQ-1: Prior to the issuance of grading or building permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all unpaved off-site access roads to either be stabilized using a chemical dust suppressant or paved prior to the start of the grading phase of construction.	Project Applicant; Construction Contractor	Prior to issuance of grading or building permit	City of Menifee Engineering Department	
MM AQ-2: The Project's contractors shall be prohibited from idling heavy equipment for more than three minutes and prohibited from being in the "on" position for more than 10 hours per day. The Project's general contractor shall designate an officer to monitor the construction equipment operators on-site for compliance.	Project Applicant; Construction Contractor	Ongoing during construction	City of Menifee Building and Safety Division and Engineering Department	
<p>MM AQ-3: Prior to issuance of tenant occupancy permits (not building shell permits), the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single-occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool, and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options. • Incorporate bicycle parking and storage, and self-service bicycle repair areas. • Provide on-site meal options in employee break areas as well as kitchen amenities to prepare and/or heat meals. • Provide a ride-matching service (e.g., bulletin boards, website, smartphone application) to connect carpool participants and provide preferential parking for rideshare vehicles to support carpool/vanpool/rideshare transportation modes. • Post Riverside Transit Agency schedules in conspicuous areas. • Reference Riverside Transit Agency schedules when creating employees' operating schedules. 	Project Applicant; Project Operator	Prior to issuance of Certificate of Occupancy, ongoing	City of Menifee Community Development Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>MM AQ-4: All outdoor cargo handling equipment (such as yard trucks, hostlers, yard goats, pallet jacks, and forklifts) shall be zero emission (i.e., powered by electricity or other alternative fuels). The warehouse building shall include the necessary charging stations for cargo handling equipment. The building manager or their designee shall be responsible for enforcing these requirements.</p>	<p>Project Applicant; Construction Contractor; Building manager</p>	<p>Ongoing, after issuance of Certificate of Occupancy</p>	<p>City of Menifee Community Development Department</p>	
<p>MM AQ-5: Prior to the issuance of a tenant occupancy permit, the Community Development Department shall confirm that all truck access gates and loading docks within the project site shall have posted signage that states:</p> <ul style="list-style-type: none"> • Truck drivers shall turn off engines when not in use. • Truck drivers shall shut down the engine after three minutes of continuous idling operation (pursuant to City of Menifee's Industrial Good Neighbor Policies). Once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged. • Telephone numbers of the building facilities manager, the SCAQMD, and CARB to report violations. • Signs shall also inform truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas. • The Operator shall designate an officer to monitor trucks on-site for compliance. • To the extent feasible, the Project shall restrict the turns trucks can make entering and exiting the facility to route trucks away from sensitive receptors by posting signs at every truck exit driveway providing directional information to head northbound to Ethanac Road (designated truck route). • Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel. • All signage installed as part of the Project shall be legible, durable, and weather-proof 	<p>Project Applicant</p>	<p>Prior to the issuance of tenant occupancy permit</p>	<p>City of Menifee Community Development Department</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>HRA-1: Prior to issuance of grading permits, the applicant shall prepare and submit documentation to the City of Menifee that demonstrate the following:</p> <ul style="list-style-type: none"> All off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards or incorporate CARB Level 3 Verified Diesel Emission Control Strategy (VDECS). These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or SCAQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment. 	Project Applicant	Prior to issuance of grading permit	City of Menifee Community Development Department	
BIOLOGICAL RESOURCES				
<p>MM BIO-1: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within three days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory songbirds and 500 feet raptors and special-status species) will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive</p>	Project Applicant; Qualified Biologist	Prior to ground disturbance activities or any vegetation removal	Biological Monitor and City of Menifee Community Development Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
under natural conditions, construction activities within the buffer area can occur.				
<p>MM BIO-2: The Project Developer shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the single one-day survey shall be submitted to the City prior to obtaining a grading permit. If at any time there is a lapse of Project activities for 30 days or more, another burrowing owl survey shall be conducted and submitted to the City.</p> <p>If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If active burrowing owl burrows are detected during the breeding season, the on-site biologist will review and establish a conservative avoidance buffer surrounding the nest based on their best professional judgment and experience and verify compliance with this buffer and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the City in consultation with CDFW, or the Project Developer shall stop construction activities within the buffer zone established around the active nest and shall not resume construction activities until the nest is no longer active. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.</p>	Project Applicant; Qualified Biologist	Prior to ground disturbance activities; Prior to issuance of grading permit	Biological Monitor; City of Menifee Community Development Department; CDFW (if active burrowing owl burrows are detected during the breeding season))	
GEOLOGY AND SOILS				
<p>MM GEO-1: Initial site preparation shall commence with removal of debris, deleterious materials, and vegetation within the limits of the planned improvements. These materials shall be properly disposed of off-site. Voids resulting from removing any materials shall be replaced with engineered fill materials with expansion characteristics similar to the on-site materials.</p>	Project Applicant; Project geotechnical consultant and general contractor	During construction activities	City of Menifee Engineering Department	
<p>MM GEO-2: Prior to issuance of grading permits, the Applicant/Developer will retain a qualified paleontologist to create and implement a Paleontological Resource Mitigation Program (PRIMP). The project paleontologist would review the grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements, to be</p>	Project Applicant; Qualified Paleontologist	Prior to issuance of grading permit	City of Menifee Community Development Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>documented in the PRIMP. The PRIMP would be submitted to the City for review and approval prior to issuance of a grading permit. Information contained in the PRIMP would minimally include:</p> <ol style="list-style-type: none"> Description of the project site and proposed grading operations. Description of the level of monitoring required for earth-moving activities. Identification and qualifications of the paleontological monitor to be employed during earth moving. Identification of personnel with authority to temporarily halt or divert grading to allow recovery of large specimens. Direction for fossil discoveries to be reported to the developer and the City. Means and methods to be employed by the paleontological monitor to quickly salvage fossils to minimize construction delays. Sampling methods for sediments that are likely to contain small fossil remains, if any. Procedures and protocol for collecting and processing of samples and specimens, as necessary. Fossil identification and curation procedures. Identification of the repository to receive fossil material. All pertinent maps and exhibits. Procedures for reporting of findings. Acknowledgment of the developer for content of the PRIMP and acceptance of financial responsibility for monitoring, reporting, and curation 				
GREENHOUSE GAS EMISSIONS				
<p>MM GHG-1: Prior to issuance of tenant occupancy permits, the Project shall be required to install a minimum 49 kwdc solar photovoltaic (PV) system or offset an equivalent amount of energy demand through the purchase of renewable energy or implementation of alternative renewable measures, subject to approval by the Community Development Director or his/her designee. To allow future operators to earn WAIRE Program points pursuant to SCAQMD's Rule 2305, the exact timing of the PV system installation may be modified at the discretion of the Community Development Director or his/her designee. The final PV generation facility size requires approval by Southern California Edison (SCE). SCE's Rule 21 governs operating and</p>	Project Applicant	Prior to issuance of tenant occupancy permit or determined by Community Development Director or his/ her designee	Project Owner and/or Operator; City of Menifee Building and Safety Division and Community Development Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>metering requirements for any facility connected to SCE's distribution system. Should SCE limit the off-site export, the proposed Project may utilize a battery energy storage system (BESS) to lower off-site export while maintaining on-site renewable generation to off-set consumption. The building shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage.</p> <p>In addition, to ensure that the Project's electrical room(s) is sufficiently sized to accommodate the potential need for additional electrical panels, prior to building permit issuance, either (1) a secondary electrical room shall be provided in the building, or (2) the primary electrical room shall be sized 25 percent larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25 percent excess demand capacity</p>				
<p>MM GHG-2: Prior to the issuance of building permits and prior to issuance of tenant occupancy permits, the City of Menifee Community Development Department shall confirm that the Project does not include cold storage equipment for warehousing purposes. Cold storage was not included in this report and is therefore prohibited.</p>	Project Applicant	Prior to issuance of building permit or tenant occupancy permit	City of Menifee Community Development	
<p>MM GHG-3: The facility operator shall provide tenants with an information packet that:</p> <ul style="list-style-type: none"> Provides information on incentive programs, such as the Carl Moyer Memorial Air Quality Standards Attainment Program (Moyer Program), and other similar funding opportunities, by providing applicable literature available from the California Air Resources Board (CARB). The Moyer Program On-Road Heavy-Duty Vehicles Voucher Incentive Program (VIP) provides funding to individuals seeking to purchase new or used vehicles with 2013 or later model year engines to replace an existing vehicle that is to be scrapped. Provides information on the United States Environmental Protection Agency's SmartWay program and tenants shall be encouraged to use carriers that are SmartWay carriers. 	Project Applicant; Project Operator	Prior to issuance of tenant occupancy permits	City of Menifee Community Development Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MM GHG-4: Prior to precise grading permit issuance, the Project shall be required to show on the precise grading plans 20 percent of the employee parking stalls on-site as "EV Capable," which includes electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging. In addition, 25 percent of the EV Capable parking stalls shall have electric vehicle supply equipment (EVSE) installed and operational. EVSE includes conductors, electric vehicle connectors, attachment plugs, personal protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy to the electric vehicle.	Project Applicant	Prior to issuance of precise grading permit	City of Menifee Community Development Department	
MM GHG-5: Prior to issuance of Certificate of Occupancy, the Project shall be required to provide 20 percent of the employee parking stalls on-site as "EV ready," with all necessary conduit and related appurtenances installed. Five percent of the EV ready parking stalls shall have Level 2 Quickcharge EV charging stations installed and operational. Signage shall be installed indicating EV charging stations/stalls and specifying stalls that are reserved for clean air/EV vehicles.	Project Applicant	Prior to issuance of Certificate of Occupancy	City of Menifee Building and Safety Division and Community Development Department	
MM GHG-6: All landscaping equipment used on-site shall be 100 percent electrically powered. The building manager or their designee shall be responsible for enforcing these requirements.	Project Applicant; Project operator	Ongoing	City of Menifee Community Development Department and Code Enforcement	
MM GHG-7: Prior to the issuance of precise grading permits, plans shall identify the location of future electric truck charging stations (minimum of three) and where conduit shall be installed to those spaces.	Project Applicant	Prior to issuance of grading permit	City of Menifee Community Development Department	
HYDROLOGY AND WATER QUALITY				
MM HYD-1: Prior to commencing grading, the Project Applicant shall comply with applicable construction water quality regulations including the NPDES General Construction Permit, which shall be obtained from the Regional Water Quality Control Board. This process requires that the applicant electronically submit Permit Registration Documents (PRDs) prior to commencement of construction activities in the Storm Water Multiple Application and Report Tracking System (SMARTS). PRDs consist of the NOI, Risk Assessment, Post-Construction Calculations, a Site Map, the SWPPP, a signed certification statement by the Legally Responsible Person, and the first annual fee.	Project Applicant	Prior to grading activity	City of Menifee Engineering Department; RWQCB	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>The required Stormwater Pollution Prevention Plan (SWPPP) must be submitted to the City of Menifee Engineering Department for review and approval, identifying specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <p>A. Compliance with the requirements of the State of California's most current Construction Stormwater Permit.</p> <p>B. Temporary erosion control measures shall be implemented on all disturbed areas.</p> <p>C. Disturbed surfaces shall be treated with erosion control measures during the October 15 to April 15 rainy season.</p> <p>D. Sediment shall be retained on-site by a system of sediment basins, traps, or other BMPs.</p> <p>E. The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate discharge of materials to storm drains.</p> <p>F. BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the Santa Ana RWQCB to determine adequacy of the measure.</p> <p>G. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the duration of construction.</p> <p>H. Prior to the issuance of the first grading permit, the Project Applicant shall submit the Final Tentative Parcel Map that includes the water quality BMPs for approval by the City of Menifee Engineer. The City of</p>				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Menifee Engineer shall ensure that all applicable water quality standards are met before approving the SWPPP.				
<p>MM HYD-2: The Project Applicant shall prepare a Final Project-Specific Water Quality Management Plan (WQMP) with O&M Plan for submittal together with the associated grading and improvement plans which must be approved prior to the issuance of a building or grading permit. These documents shall be prepared in accordance with applicable City (Menifee) and County (Riverside) water quality requirements, for review and approval by the City of Menifee Engineering Department, including the following:</p> <ul style="list-style-type: none"> • Site Design Best Management Practices (BMPs) • Source Control BMPs • Treatment Control BMPs • BMP Sizing • Equivalent Treatment Control Alternatives • Regionally-Based Treatment Control BMPs • O&M Responsibility for Treatment Control BMPs 	Project Applicant	Prior to issuance of grading permits	City of Menifee Engineering Department	
<p>MM HYD-3: Prior to issuance of grading permits, the Project Applicant shall submit final grading plans for review and approval by the City of Menifee, including final drainage design plans supported by a final drainage study. The tract maps, grading plans, and final drainage study shall demonstrate compliance with applicable City and County drainage plans, policies, design guidelines and regulations including but not limited to City of Menifee Municipal Code Chapter 8.26 Grading Regulations.</p>	Project Applicant	Prior to issuance of grading permits	City of Menifee Engineering Department	