

Exhibit B
Mitigation Monitoring and Reporting Program
Ethanac Business Park

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 Ethanac Business Park Project (Project), as set forth in the Initial Study/Mitigated Negative Declaration (IS/MND) 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 IS/MND, the Project has been designed to avoid sensitive resources, as reflected in Project design plans. In addition, the IS/MND 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 applicant 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 applicant will prepare a mitigation monitoring status report for review prior to commencing each phase of development (grading, building, and final occupancy).

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

SWPPP	Stormwater Pollution Prevention Plan
State	State of California
TDM.....	Transportation Demand Management
VIP	Voucher Incentive Program
WAIRE	Warehouse Actions and Investments to Reduce Emissions Program
WQMP.....	Water Quality Management Plan

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIOLOGICAL RESOURCES				
<p>MM BIO-1: A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance with Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan.</p> <p>If burrowing owl are not detected during the preconstruction 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> <p>If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey will again be required to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above shall be required.</p>	Project Applicant; Qualified Biologist	Prior to ground disturbance activities or any vegetation removal	Biological Monitor; City of Menifee; CDFW (if active burrowing owl burrows are detected during the breeding season))	
<p>MM BIO-2: 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-</p>	Project Applicant; Qualified Biologist	Prior to ground disturbance activities; Prior to issuance of grading permit	Biological Monitor	

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<p>construction clearance survey, construction activities shall stay outside of a no-disturbance buffer. The size of the no-disturbance buffer 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 shall 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 under natural conditions, construction activities within the buffer area can occur.</p>				
GEOLOGY AND SOILS				
<p>MM GEO-1: Incorporation of and compliance with the recommendations in the Project geotechnical Investigation. All grading, construction and operations shall be conducted in conformance with the recommendations included in the Geotechnical Investigation for the Project site prepared by Southern California Geotechnical Inc. Specific recommendations in the geotechnical investigation address the following and shall be incorporated into the final Project plans and construction-level geotechnical report:</p> <ol style="list-style-type: none"> 1. Removal of undocumented fill soils in their entirety and any soils disturbed during site stripping and demolition operations (remedial grading) and replace these materials as compacted structural fill soils. 2. Proper moisture conditioning of all building pad subgrade soils to a moisture content of 2 to 4% above the ASTM D-1557 optimum during site grading. In addition to adequately moisture conditioning the subgrade soils and fill soils during grading, special care shall be taken to maintaining moisture content of these soils at 2 to 4% above the optimum moisture content. This will require the contractor to frequently moisture condition these soils throughout the grading process, unless grading occurs during a period of relatively wet weather, as determined by the City Engineer. 	<p>Project Applicant; Project geotechnical consultant and general contractor</p>	<p>During construction activities; Prior to issuance of grading permit</p>	<p>City of Menifee Building and Safety Division; City Engineer</p>	

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<p>3. Demolition of the existing structure and pavements should include all foundations, floor slabs, pavements, septic systems, utilities and any other subsurface improvements that will not remain in place with the new development. Debris resultant from demolition should be disposed of off-site. Alternatively, concrete and asphalt debris may be pulverized to a maximum 2-inch particle size, well-mixed with the sandy on-site soils, and incorporated into new structural fills or it may be processed to create crushed miscellaneous base (CMB).</p> <p>4. Initial site preparation should also include stripping of any surficial vegetation and organic soils. Based on conditions encountered at the time of the subsurface exploration, minor stripping and removal of some trees in the landscaped areas along the property lines and within landscaped planters will be required. Any vegetation, organic topsoil, and all tree root masses should be removed during site stripping. These materials should be disposed of off-site. The actual extent of site stripping should be determined in the field by the geotechnical engineer, based on the organic content and stability of the materials encountered. Any soils disturbed during demolition should be removed and replaced with compacted fill soils.</p> <p>5. Remedial grading shall be performed within the proposed building pad area in order to remove all of the existing undocumented fill soils and a portion of the near-surface native alluvium. The undocumented fill soils extend to depths of 2½ to 3± feet at the boring locations within the building area. The soils within the proposed building pad area should also be overexcavated to a depth of 4 feet below existing grade and to a depth of at least 3 feet below proposed building pad subgrade elevation. The proposed foundation influence zones within the industrial building should be overexcavated to a depth of at least 3 feet below proposed foundation bearing grade.</p> <p>6. The over-excavation areas shall extend at least 5 feet beyond the building and foundation perimeters, and to an extent equal to the depth of fill placed below the foundation bearing grade, whichever is greater. If the proposed structure incorporates any exterior columns (such as for a canopy or overhang) the area of over-excavation shall also encompass these areas.</p>				

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<p>7. Following completion of the over-excavation, the subgrade soils within the building area shall be evaluated by the geotechnical engineer to verify their suitability to serve as the structural fill subgrade, as well as to support the foundation loads of the new structure. This evaluation shall include proof-rolling and probing to identify any soft, loose, or otherwise unstable soils that must be removed. Some localized areas of deeper excavation may be required if additional fill materials or loose, porous, or low-density native soils are encountered at the base of the over-excavation.</p> <p>8. After a suitable over-excavation subgrade has been achieved, the exposed soils shall be scarified to a depth of at least 12 inches and moisture conditioned to achieve a moisture content of 2 to 4% above optimum moisture content. The subgrade soils shall then be recompacted to at least 90% of the ASTM D-1557 maximum dry density. The building pad area may then be raised to grade with previously excavated soils or imported structural fill.</p> <p>9. The existing soils within the areas of proposed retaining and non-retaining site walls should be overexcavated to a depth of at least 2 feet below foundation bearing grade and replaced as compacted structural fill. Any existing fill soils in these areas should be removed. Subgrades for erection pads for concrete tilt-up walls are considered to be a part of the foundation system and should also be overexcavated. Additional overexcavation may be required if porous or collapsible alluvium is encountered, as discussed above. The overexcavation subgrade soils should be evaluated by the geotechnical engineer prior to scarifying, moisture conditioning and recompacting the upper 12 inches of exposed subgrade soils. The previously excavated soils may then be replaced as compacted structural fill.</p> <p>10. If the full lateral extent of overexcavation is not achievable for the proposed walls, the foundations should be redesigned using a lower bearing pressure. The geotechnical engineer of record should be contacted for recommendations pertaining to this type of condition.</p> <p>11. Subgrade preparation in the new flatwork, parking and drive areas shall initially consist of removal of all soils disturbed during stripping and demolition operations.</p>				

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<p>12. Subgrade preparation in the new parking and drive areas should initially consist of removal of all soils disturbed during stripping. The geotechnical engineer should then evaluate the subgrade to identify any areas of additional unsuitable soils. The subgrade soils should then be scarified to a depth of 12 inches, moisture conditioned to 2 to 4% above optimum, and recompacted to at least 90% of the ASTM D-1557 maximum dry density. Based on the presence of artificial fill and variable strength alluvial soils throughout the site, it is expected that some isolated areas of additional overexcavation may be required to remove zones of lower strength, unsuitable soils.</p> <p>13. The grading recommendations presented above for the proposed parking and drive areas assume that the owner and/or developer can tolerate minor amounts of settlement within the proposed parking areas. The grading recommendations presented above do not completely mitigate the extent of existing undocumented fill soils in the parking areas. As such, settlement and associated pavement distress could occur. Typically, repair of such distressed areas involves significantly lower costs than completely mitigating these soils at the time of construction. If the owner cannot tolerate the risk of such settlements, the parking and drive areas should be overexcavated to a depth of 2 feet below proposed pavement subgrade elevation, with the resulting soils replaced as compacted structural fill.</p> <p>14. Subgrade preparation in the new flatwork areas should initially consist of removal of soils disturbed during stripping operations. The geotechnical engineer should then evaluate the subgrade to identify areas of additional unsuitable soils. The subgrade soils should then be scarified to a depth of 12 inches, moisture conditioned to 2 to 4% above optimum, and recompacted to at least 90% of the ASTM D-1557 maximum dry density. Based on the presence of variable strength alluvial soils throughout the site, it is expected that some isolated areas of additional overexcavation may be required to remove zones of lower strength, unsuitable soils.</p> <p>15. Fill Placement:</p> <ul style="list-style-type: none"> Fill soils should be placed in thin (6 inches), near-horizontal lifts, moisture conditioned to 2 to 4% above the optimum moisture content, and compacted. 				

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<ul style="list-style-type: none"> On-site soils may be used for fill provided they are cleaned of any debris to the satisfaction of the geotechnical engineer. All grading and fill placement activities should be completed in accordance with the requirements of the 2022 CBC and the grading code of the city of Menifee and/or the county of Riverside. All fill soils should be compacted to at least 90% of the ASTM D-1557 maximum dry density. Fill soils should be well mixed. Compaction tests should be performed periodically by the geotechnical engineer as random verification of compaction and moisture content. These tests are intended to aid the contractor. Since the tests are taken at discrete locations and depths, they may not be indicative of the entire fill and therefore should not relieve the contractor of his responsibility to meet the job specifications. <p>16. All imported structural fill should consist of very low expansive ($EI < 20$), well-graded soils possessing at least 10% fines (that portion of the sample passing the No. 200 sieve). Additional specifications for structural fill are presented in the Grading Guide Specifications, included as Appendix D.</p> <p>17. Compacted trench backfill should conform to the requirements of the local grading code, and more restrictive requirements may be indicated by the city of Menifee and/or the county of Riverside. All utility trench backfills should be witnessed by the geotechnical engineer. The trench backfill soils should be compaction tested where possible; probed and visually evaluated elsewhere.</p> <p>Utility trenches which parallel a footing and extending below a 1h:1v plane projected from the outside edge of the footing should be backfilled with structural fill soils, compacted to at least 90% of the ASTM D-1557 standard. Pea gravel backfill should not be used for these trenches.</p> <p>18. All grading and fill placement activities should be completed in accordance with the requirements of the latest CBC and the grading code of the City of Menifee.</p> <p>19. All fill soils should be compacted to at least 90% of the ASTM D-1557 maximum dry density. Fill soils should be well mixed.</p>				

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<p>20. Compaction tests should be performed periodically by the geotechnical engineer as random verification of compaction and moisture content. These tests are intended to aid the contractor. Since the tests are taken at discrete locations and depths, they may not be indicative of the entire fill and therefore should not relieve the contractor of his responsibility to meet the job specifications.</p> <p>21. On-site soils may be used for fill provided they are cleaned of any debris to the satisfaction of the geotechnical engineer.</p> <p>Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements. The Project Applicant/Developer shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the Project Applicant/Developer shall require appropriate changes to the final Project design and specifications. Design, grading, and construction shall be performed in accordance with the requirements of the City of Menifee Municipal Code and the California Building Code applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review by the City of Menifee, or designee, prior to commencement of grading activities.</p> <p>Grading plan review shall also be conducted by the City of Menifee or designee prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project Geotechnical Consultant as summarized in a final report based on the California Building Code applicable at the time of grading and building, and the City of Menifee's Municipal Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City of Menifee City Engineer, or designee, to ensure compliance with geotechnical specifications as incorporated into project plans. Prior to final of grading permits, the Project geotechnical engineer shall submit a Final Testing and Observation</p>				

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Geotechnical Report for Rough Grading to the City of Menifee City Engineer, or designee.				
<p>MM GEO-2: Paleontological Resources Impact Mitigation Program: The Applicant will submit a Paleontological Resources Impact Mitigation Program (PRIMP) prepared by a qualified paleontologist to the City of Menifee prior to the issuance of a grading permit. A qualified paleontologist is defined as an individual with an M.S./M.A. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques, and who is knowledgeable in the geology and paleontology of the area.</p> <p>The PRIMP must include:</p> <ol style="list-style-type: none"> 1. an intensive field survey and surface salvage prior to earth moving, if applicable; 2. monitoring by a qualified paleontological resource monitor of excavations in previously undisturbed rock units; 3. salvage of unearthed fossil remains and/or traces (e.g., tracks, trails, burrows, etc.); 4. screen washing to recover small specimens, if applicable; 5. preparation of salvaged fossils to a point of being ready for curation (i.e., removal of enclosing matrix, stabilization and repair of specimens, and construction of reinforced support cradles where appropriate); 6. identification, cataloging, curation, and provision for repository storage of prepared fossil specimens; and 7. a final report of the finds and their significance. 	Project Applicant; Qualified Paleontologist	Prior to issuance of grading permit	City of Menifee Planning Division	
<p>MM GEO-3: Paleontological Monitoring: A qualified paleontologist will attend preconstruction meetings to consult with the grading and excavation contractors concerning planned depths, excavation schedules, paleontological field techniques, and safety issues. In addition, all onsite construction personnel will receive Worker Education and Awareness Program (WEAP) training prior to the commencement of excavation work. All ground-disturbing activities associated with Project construction occurring within previously undisturbed fossil bearing formations will be monitored by a qualified paleontologist or qualified paleontological monitor. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and works under the direction of a qualified paleontologist. If fossils are discovered, the paleontologist (or</p>	Project Applicant; Qualified Paleontologist	Prior to construction activities	City of Menifee Planning Division	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
paleontological monitor) will recover them. In most cases, this fossil salvage can be completed in a short period of time; however, some fossil specimens, such as a complete large mammal skeleton, may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) will be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on site.				
MM GEO-4: Data Recovery: Fossil remains collected during the monitoring and salvage portion of the program will be cleaned, repaired, sorted, and catalogued. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, will be deposited (as a donation) in a scientific institution with permanent paleontological collections located within Riverside County (or, if no repository is available, adjacent Counties). A final data recovery report will be completed that outlines the results of the paleontological monitoring program. This report will include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. The report will be submitted to the City upon completion.	Project Applicant; Qualified Paleontologist	During grading and construction activities	City of Menifee Planning Division	
HAZARDS AND HAZARDOUS MATERIALS				
MM HAZ-1: Soil Management Plan (SMP). Prior to issuance of a grading permit or trenching or subsurface excavation for utilities or roadway infrastructure, the Developer shall retain a qualified environmental professional to prepare a SMP that details procedures and protocols for on-site management of soils containing potentially hazardous materials. The purpose of the SMP is to outline protocol for ensuring the proper handling and/or disposal of impacted soil and/or subsurface features of concern that may be encountered during site development. The SMP shall be submitted to the City's (Building and Safety Department) for review and approval prior to commencement of trenching or subsurface excavation for utilities or roadway infrastructure. The SMP shall include, but not be limited to: <ul style="list-style-type: none"> Land use history, including description and locations of known contamination; The nature and extent of previous investigations and remediation at the site; 	Project Applicant; Qualified Paleontologist	Prior to issuance of grading permit and construction activity	City of Menifee Engineering Department	

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<ul style="list-style-type: none"> Identified areas of concern at the site, in relation to proposed activities; A listing and description of institutional controls, such as applicable City ordinances and other local, state, and federal regulations and laws that would apply to the project; Names and positions of individuals involved with soils management and their specific role; An earthwork schedule; Requirements for site-specific Health and Safety Plans (HSPs) to be prepared by all contractors at the project site. The HSP should be prepared by a Certified Industrial Hygienist and would protect on-site workers by including engineering controls, personal protective equipment, monitoring, and security to prevent unauthorized entry and to reduce construction related hazards. The HSP should address the possibility of encountering subsurface hazards including hazardous waste contamination and include procedures to protect workers and the public; Hazardous waste determination and disposal procedures for known and previously unidentified contamination, including those associated with any soil export activities, if applicable; Requirements for site specific techniques at the site to minimize dust, manage stockpiles, run on and run-off controls, waste disposal procedures, etc.; and Copies of relevant permits or closures from regulatory agencies. 				
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	Project Applicant	Prior to grading activity	City of Menifee RWQCB; City Engineering Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>signed certification statement by the Legally Responsible Person, and the first annual fee.</p> <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> <ul style="list-style-type: none"> A. Compliance with the requirements of the State of California's most current Construction Stormwater Permit. B. Temporary erosion control measures shall be implemented on all disturbed areas. C. Disturbed surfaces shall be treated with erosion control measures during the October 15 to April 15 rainy season. D. Sediment shall be retained on-site by a system of sediment basins, traps, or other BMPs. 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. 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. 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. 				

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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 Menifee Engineer shall ensure that all applicable water quality standards are met before approving the SWPPP.				
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: <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 building or grading permits	City Engineer	
MM HYD-3: Prior to issuance of grading permits, 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.	Project Applicant	Prior to issuance of grading permits	City of Menifee Engineering Department	
TRANSPORTATION				
MM TRANS-1: The Project Applicant shall consult with the local transit service provider on the need to provide infrastructure to connect the Project with transit services. Evidence of compliance with this requirement may include correspondence from the local transit provider(s) regarding the potential need for installing bus turnouts, shelters, or bus stops at the site. The Project Applicant shall be required to prepare a marketing strategy that promote the Project site employer's (Commute Trip Reduction (CTR) program.	Project Applicant	Prior to issuance of building permit	City of Menifee Engineering Department	

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<p>Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness.</p> <ul style="list-style-type: none"> On-site or online commuter information services. Employee transportation coordinators. On-site or online transit pass sales. Guaranteed ride home service. <p>The Project will provide tenant's employees material and online resources as a means to promote the commute trip reduction program. The CTR marketing strategy shall be approved by the City prior to issuance of a building permit and incorporated into the Project's Codes Covenants and Restrictions (CC&Rs).</p>				
<p>MM TRANS-2: The Project Applicant will be required to provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing will encourage carpooled vehicle trips in place of single-occupied vehicle trips. Ridesharing must be promoted through a multifaceted approach. Examples include the following.</p> <ul style="list-style-type: none"> Designating a certain percentage of desirable parking spaces for ridesharing vehicles. Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles. Providing an app or website for coordinating rides. <p>The Project could be designed to provide carpool/vanpool/EV parking designated spaces in locations of easy and convenient accessibility to the Project building. As concluded in the VMT Assessment, this design feature is expected to reduce VMT by 3.6%.</p>	Project Applicant	Prior to issuance of building permit	City of Menifee Planning Division	
<p>MM TRANS-3: The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.</p>	Project Applicant	Prior to issuance of building permit	City of Menifee Planning Division	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
The Project can include building elements for bicycle trip end facilities (i.e., parking) for commuters that choose to bicycle as a mode of travel. This will promote an alternative mode choice of commuting for employees. As calculated, the Project will reduce VMT by 0.1%.				