

# EXHIBIT "B"

Tract 38625 Salt Creek Project  
Initial Study/Mitigated Negative Declaration

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring or Verification	Monitor (Signature Required) (Date of Compliance)
<b>AIR QUALITY</b>				
<b>MM AIR-1:</b> The project applicant shall require the construction contractor to water all unpaved construction roads a minimum of two times per day during construction activities and to limit the speed on all unpaved construction roads to 15 miles per hour or less for the duration that unpaved construction roads exist on the project site. Additionally, the proposed project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust.	Project Applicant	During construction activities until all paving is complete.	City of Menifee Community Development Department	
<b>MM AQ-2:</b> The project applicant shall require the construction contractor only utilize off-road equipment on the project site that has been registered with the California Air Resources Board (ARB) and all off-road equipment that is greater than 50 horsepower shall meet the United States Environmental Protection Agency (EPA) Tier 4 Final emission standards. A letter from the applicant stating these requirements will be met shall be sent to the Community Development Department.	Project Applicant	During Construction activities.	City of Menifee Community Development Department	
<b>BIOLOGICAL RESOURCES</b>				
<p><b>MM BIO-1: Riverine Habitat Mitigation—Multiple Species Habitat Conservation Plan and Public/Quasi-Public Lands</b></p> <p>The proposed project includes permanent removal of 0.07 acre of Public/Quasi-Public (PQP) Lands and 0.09 acre of Multiple Species Habitat Conservation Plan (MSHCP) Riverine habitat, 4.97 acres of which contains a disturbed alkaline meadow, from Salt Creek surrounding the proposed outfall locations [Please note that 0.07 acre of the PQP Lands to be removed are a component of the 0.09 acre of MSHCP Riverine/Riparian Habitat to be removed]. To achieve biologically equivalent or superior preservation, the applicant proposes to offset permanent impacts to 0.07-acre of PQP Lands, alkaline soils, and graceful tarplant by purchasing six pounds of graceful tarplant seeds that will be provided to Riverpark Mitigation Bank to establish a population of graceful tarplant on 3.00 acres of alkali meadow on Riverpark property.</p> <p>The applicant proposes to offset permanent impacts to 0.09-acre of MSHCP Riverine habitat by purchasing 0.36 acre of rehabilitation and/or re-establishment credits (4:1 ratio) at the Barry Jones/Skunk Hollow Mitigation Bank. The applicant shall also obtain any permits necessary for impacts to CDFW jurisdictional areas. The City of Menifee shall confirm the credits are</p>	Project Applicant	Ongoing, after DBESP approval	City of Menifee Community Development Department	

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purchased in consultation with California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS)US and CA Fish and Wildlife. The project shall also prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) document and seek approval from the Wildlife Agencies [(California Department of Fish and Wildlife [CDFW] and United States Fish and Wildlife Service [USFWS]), as well as the Regional Conservation Authority (RCA), to compensate for impacts to MSHCP Riverine habitat and PQP Lands/jurisdictional areas before impacts to these resources are implemented.				
<b>MM BIO-2: Riverine Habitat Mitigation</b> The proposed project includes permanent removal of 0.09 acre of California Department of Fish and Wildlife (CDFW) streambed habitat from Salt Creek. The applicant proposes to offset permanent impacts to 0.09 acre of CDFW streambed habitat by purchasing 0.36 acre of rehabilitation and/or re-establishment credits (4:1 ratio) at the Barry Jones/Skunk Hollow Mitigation Bank. The applicant shall also obtain any permits necessary from the CDFW for impacts to CDFW jurisdictional areas.	Project Applicant	Prior to the issuance of grading permits.	City of Menifee Community Development Department	
<b>MM BIO-3: Implement Construction Minimization Measures</b> The applicant shall implement the following Construction Minimization Measures, per Section 7.5.3 of the Multiple Species Habitat Conservation Plan (MSHCP): <ol style="list-style-type: none"> <li>Plans for water pollution and erosion control shall be prepared. The plans shall describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, and use of plant material for erosion control.</li> <li>Avoid work in riparian areas during most active breeding season; typically designated as March 1 to June 30 by the California Department of Fish and Wildlife (CDFW)/MSHCP Guidelines. Disturbance is restricted to a minimum of 300 feet away from any active nest.</li> <li>If vegetation removal must occur during this avoidance period, then a nest survey by a qualified Biologist is required. The nest survey shall be conducted for 5 consecutive days and no more than 3 days prior to clearing. If an active nest is observed, then the nest location shall be fenced off surrounding a minimum 300-foot (500 feet for raptors) radius buffer zone. The buffer zone shall not be disturbed until the nest is inactive.</li> <li>Sediment and erosion control measures shall be implemented until such time soils are determined to be successfully stabilized.</li> </ol>	Project Applicant	Ongoing, during construction.	City of Menifee Community Development Department	

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<ol style="list-style-type: none"> <li>5. Short-term stream diversions, if needed, shall be accomplished by use of sandbags or other methods that shall result in minimal instream impacts. Short-term diversions shall consider effects on wildlife.</li> <li>6. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activities to minimize the transport of sediments off-site.</li> <li>7. Settling ponds where sediment is collected shall be cleaned in a manner that prevents sediment from re-entering the stream or damaging/disturbing adjacent areas. Sediment from settling ponds shall be removed to a location where sediment cannot re-enter the stream or surrounding drainage area. Care shall be exercised during removal of silt fencing to minimize release of debris or sediment into streams.</li> <li>8. No erodible materials shall be deposited into water courses. Brush, loose soils, or other debris material shall not be stockpiled within stream channels or on adjacent banks.</li> <li>9. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall occur on pre-existing access routes to the greatest extent possible.</li> <li>10. Equipment storage, fueling and staging areas shall be sited on non-sensitive upland habitat types with minimal risk of direct discharge into riparian areas or other sensitive habitat types.</li> <li>11. Prior to construction, the limit of Drainage No. 1 shall be delineated with fencing or flagging (orange plastic snow fence, orange silt fencing, or stakes and flagging) and designated as an Environmentally Sensitive Area (ESA). No construction activities and/or shall be permitted within the ESA designated areas. If work occurs within the ESA areas, all work shall cease until the issue has been remedied to the satisfaction of the City and the appropriate regulatory agencies. ESA fencing and/or flagging shall be maintained in good repair by the Contractor and shall be removed upon completion of Project construction.</li> <li>12. The project shall comply with all applicable water quality regulations, including obtaining and complying with those conditions established in Waste Discharge Requirements (WDRs) and a National Pollutant Discharge Elimination System (NPDES) permit. Standard BMPs, which may include but are not limited to silt fencing, gravel berm, fiber rolls shall be installed to prevent any sediment and stormwater flows from entering Drainage No. 1. A project specific Water Quality Management Plan and/or a Stormwater Pollution Prevention Plan (SWPPP) shall be implemented for the Project and detail project specific BMPs.</li> </ol>				

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<b>MM BIO-4a: Burrowing Owl Pre-construction Survey</b> The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present on-site within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) guidelines and Multiple Species Habitat Conservation Plan (MSHCP) protocol. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the project site and areas within 500 feet from the project boundary (where possible and appropriate based on habitat). All occupied burrows shall be mapped on an aerial photo. The applicant shall provide a burrowing owl survey report and mapping to the City of Menifee at least 15 days prior to the expected start of any project-related ground disturbance activities or restart of activities. If the survey is positive for burrowing owls, the project applicant shall retain a qualified biologist to develop and implement a Burrowing Owl Mitigation Plan (MM BIO-4b) in coordination with the City, the CDFW, the USFWS, and the Western Riverside County Regional Conservation Authority (RCA) (if coordination with the RCA is necessary). If no burrowing owls are detected during the pre-construction survey, no further action is necessary.	Project Applicant; Qualified Biologist	Pre-con survey: 30 days prior to construction activities.  Survey Report: 15 days prior to ground disturbance activities.	City of Menifee Community Development Department	
<b>MM BIO-4b: Burrowing Owl Mitigation Plan</b> If the pre-construction survey is positive for burrowing owl, the project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan. The Burrowing Owl Mitigation Plan shall contain the following elements (as outlined in the California Department of Fish and Wildlife [CDFW] 2012 guidelines) at a minimum: <ol style="list-style-type: none"> <li>1. Avoidance of burrowing owl during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through February 14) or a 300-foot radius around occupied burrows during the breeding season (February 15 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owl have dispersed from the area; or (2) breeding season owl have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area</li> <li>2. A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be</li> </ol>	Project Applicant; Qualified Biologist	Ongoing, during construction.	City of Menifee Community Development Department	

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consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).				
<b>MM BIO-5a: Nesting Bird Pre-construction Surveys</b> If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities in the construction area. The applicant shall provide a special-status and other migratory birds survey report and mapping to the City of Menifee at least 15 days prior to the expected start of any project-related ground disturbance activities or restart of activities. If the survey is positive for special-status birds or other migratory birds, the project applicant shall implement Mitigation Measure (MM) BIO-5b. If no special-status or other migratory birds are detected during the pre-construction survey, no further action is necessary.	Project Applicant; Qualified Biologist	Pre-con Survey: 3 days prior to start of ground disturbing activities.  Survey Report: at least 15 days prior to expected start or restart of ground disturbing activities.	City of Menifee Community Development Department	
<b>MM BIO-5b: Avoidance of Active Avian Nests</b> If an active nest is located during pre-construction surveys or at any point during the construction phase of the project, the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.	Project Applicant; Qualified Biologist	Ongoing, during construction	City of Menifee Community Development Department	
<b>MM BIO-6: Implement MSHCP Guidelines Pertaining to the Urban/Wildlands Interface</b> The project applicant shall incorporate the following measures into the project design or construction Best Management Practices (BMPs): 1. Implementation of BMPs and design features to prevent discharge or erosion of soils, untreated water, or other chemicals into Salt Creek Channel, either directly or indirectly. BMPs shall be implemented to ensure that siltation and erosion are minimized during construction of	Project Applicant, Project Construction Personnel	BMPs to be included on construction documents; Ongoing, during construction.	City of Menifee Public Works and Engineering Department	

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<p>the project. The project shall be designed to prevent discharge of untreated surface runoff from developed and paved areas into existing natural drainage courses and/or Multiple Species Habitat Conservation Plan (MSHCP) Conservation Areas, including the drainage along the eastern border of the project and the Salt Creek Channel. Any water quality or other drainage discharges would need to be reviewed by the Regional Conservation Authority (RCA) prior to conveyance into the MSHCP Conservation Area.</p> <ol style="list-style-type: none"> <li>Measures to prevent discharge (including overspray and runoff) of chemicals used in landscaping, such as fertilizers, herbicides, insecticides, or rodenticides into the Salt Creek Channel for the life of the project.</li> <li>The project shall incorporate barriers along the southern border to minimize unauthorized public access, illegal trespass, or dumping into the Salt Creek Channel. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.</li> <li>Night lighting shall be directed away from the Salt Creek Channel to protect species within this MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the Salt Creek Channel is not increased.</li> <li>Invasive species shall not be used in landscaping in the open space area planned for the southern portion of the project. Invasive species that shall not be used in landscaping are listed in the MSHCP Final Plan, Volume 1, Table 6-2.</li> <li>Manufactured slopes are not permitted to extend into the Salt Creek Channel.</li> <li>Weed abatement and fuel modification zones may not encroach into the Salt Creek Channel.</li> </ol>				
<p><b>MM BIO-7: Implement MSHCP Best Management Practices</b> Project personnel shall implement the following standard Multiple Species Habitat Conservation Plan (MSHCP) Best Management Practices (BMPs) during the construction phase of the proposed project:</p> <ol style="list-style-type: none"> <li>A condition shall be placed on grading permits requiring a qualified Biologist to conduct Worker Environmental Awareness Program (WEAP) training for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act and the MSHCP, the need to adhere to the provisions of the Endangered Species Act and the MSHCP,</li> </ol>	Project Applicant; Project Construction Personnel	BMPs to be included on construction documents; Ongoing, during construction.	City of Menifee Public Works and Engineering Department	

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<p>the penalties associated with violating the provisions of the Endangered Species Act, the general measures that are being implemented to conserve the species of concern as they relate to the proposed project, and the access routes to and project site boundaries within which the proposed project activities must be accomplished.</p> <ol style="list-style-type: none"> <li>The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</li> <li>Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat.</li> <li>Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Menifee (City), United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and/or Regional Water Quality Control Board (RWQCB), as applicable, and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</li> <li>Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</li> <li>The qualified project Biologist shall monitor construction activities for the duration of the proposed project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.</li> <li>The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</li> <li>Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</li> <li>To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</li> <li>Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction</li> </ol>				

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<p>area(s) shall be the minimal area necessary to complete the proposed project and shall be specified in the construction plans. Construction limits shall be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>11. The City shall have the right to access and inspect the project site to determine its compliance with project approval conditions, including these BMPs.</p>				
<b>CULTURAL RESOURCES</b>				
<p><b>MM CUL-1:</b> Prior to the ground disturbance activities, all construction personnel directly involved with project-related ground disturbance shall attend a “tailgate” Worker Environmental Awareness Program (WEAP) training for archaeological resources. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology. An Archaeological Monitor reporting to the qualified Archaeologist shall be present during the clearing, grading, and trenching phases of the project to check for the inadvertent discovery of archaeological resources or human remains. Over the course of the project, should the Archaeologist determine that the probability of inadvertent discovery is low, the Archaeologist shall make a recommendation to the lead agency that monitoring be reduced to regular periodic or “spot-check” monitoring, or that monitoring may cease altogether.</p> <p>In the event that significant cultural resources are discovered during construction activities, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The lead agency shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The qualified Archaeologist shall make recommendations to the</p>	Project Applicant; Construction Personnel	Prior to ground disturbance activities.	City of Menifee Community Development Department	



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lead agency concerning appropriate measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines, Section 15064.5. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA Guidelines.				
<p><b>MM CUL-2:</b> If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission (NAHC) shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> <p>It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, shall be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254(r).</p>	Project Applicant	Ongoing, during construction.	City of Menifee Community Development Department	
<b>GEOLOGY AND SOILS</b>				
<p><b>MM GEO-1: Geotechnical Recommendations</b></p> <p>Prior to issuance of a grading permit, the project applicant shall demonstrate, to the satisfaction of the City of Menifee Building and Safety Department Official and/or City of Menifee Engineering/Public Works Director, that the recommendations for design and construction identified in the Geotechnical Subsurface Evaluation and Preliminary Design Recommendations, Proposed Approximately 58-Acre "Salt Creek" Residential Development, Southwest Corner of Simpson Road and Briggs</p>	Project Applicant and a State of California Registered Professional Geologist/Registered Professional Engineer	Prior to issuance of a grading permit.	City of Menifee Building and Safety Department and/ or City of Menifee Engineering/ Public Works Director	

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<p>Road, APN 333-200-062 in the City of Menifee, Riverside County, California, (LGC Geotechnical, Inc., August 23, 2022) have been incorporated into the project design and grading and building plans. The project's final grading plans, foundation plans, building loads, and specifications shall be reviewed by a State of California Registered Professional Geologist/Registered Professional Engineer to verify that the Geotechnical Interpretive Report recommendations have been incorporated/updated, as needed.</p>				
<p><b>COA GEO-1: Inadvertent Paleontological Find</b>  Should fossil remains be encountered during site development:</p> <ol style="list-style-type: none"> <li>1. All site earthmoving shall be ceased in the area where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.</li> <li>2. The applicant shall retain a qualified Paleontologist approved by the County of Riverside.</li> <li>3. The Paleontologist shall determine the significance of the encountered fossil remains.</li> <li>4. Paleontological monitoring of earthmoving activities shall continue thereafter on an as-needed basis by the Paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata shall be buried but not otherwise disturbed shall not be monitored. The supervising Paleontologist shall have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.</li> <li>5. If fossil remains are encountered by earthmoving activities when the Paleontologist is not on-site, these activities shall be diverted around the fossil site and the Paleontologist called to the site immediately to recover the remains.</li> <li>6. Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable Paleontologists. The remains shall be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and cataloged, and associated specimen data and corresponding geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a</li> </ol>	<p>Project Applicant and Qualified Paleontologist</p>	<p>Ongoing, during development.</p>	<p>City of Menifee Community Development Department</p>	

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<p>laboratory technician. The remains shall be accessioned into the museum* repository fossil collection, where they shall be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.</p> <p>* The City of Menifee must be consulted on the repository/museum to receive the fossil material prior to being curated.</p>				
<p><b>COA GEO-2: Paleontologist Required</b></p> <p>This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:</p> <p>The permittee shall retain a qualified Paleontologist approved by the City of Menifee to create and implement a project-specific plan for monitoring site grading/earthmoving activities which exceeds 5 feet in depth in native sedimentary.</p> <p>The project Paleontologist retained shall review the approved Tentative Tract Map and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Community Development Department for review and approval prior to issuance of a grading permit.</p> <p>Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:</p> <p>A. The project Paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.</p> <p>B. Paleontological monitoring of earthmoving activities shall be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata shall be buried but not otherwise disturbed shall not be monitored. The project Paleontologist or his/her assignee shall have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.</p> <p>C. If the project Paleontologist finds fossil remains, earthmoving activities</p>	Project Applicant; Qualified Paleontologist	Prior to issuance of grading permits.	City of Menifee Community Development Department	

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<p>shall be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving shall be allowed to proceed through the site when the project Paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.</p> <p>D. If fossil remains are encountered by earthmoving activities when the project Paleontologist is not on-site, these activities shall be diverted around the fossil site and the project Paleontologist called to the site immediately to recover the remains.</p> <p>E. If fossil remains are encountered, the fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.</p> <p>F. Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable Paleontologists. The remains shall be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and cataloged, and associated specimen data and corresponding geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains shall then be accessioned into the museum* repository fossil collection, where they shall be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.</p> <p>* The City of Menifee must be consulted on the repository/museum to receive the fossil material prior to being curated.</p> <p>G. A qualified Paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Community Development Department for review and approval prior to building final inspection as described elsewhere in these conditions.</p> <p>All reports shall be signed by the project Paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Community Development Department along with a copy of this condition, deposit-based</p>				

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fee and the grading plan for appropriate case processing and tracking.				
<b>TRANSPORTATION</b>				
<p><b>COA TRAN-1:</b> The project proponent shall implement the following improvements to accommodate site access:</p> <p>The proposed project shall install a stop control on the northbound approach and construct a shared left-right turn lane (Project Driveway).</p> <p>The proposed project shall construct an eastbound shared through-right turn lane.</p> <p>The proposed project shall construct a westbound left turn lane with a minimum of 100-feet of storage.</p>	Project Applicant	Prior to the preparation of final grading and street improvement plans; Ongoing, during construction.	City of Menifee Public Works Department	
<p><b>COA TRAN-2:</b> The project proponent shall implement the following improvements to accommodate site access:</p> <p>The proposed project shall install a stop control on the northbound approach (all-way stop control) and construct a northbound left turn lane with a minimum of 100-feet of storage and a shared through-right turn lane.</p> <p>The proposed project shall construct a second eastbound through lane. It should be noted, this second eastbound through lane shall be striped out until such time in the future when Simpson Road is widened to the east to provide an additional receiving lane.</p> <p>The proposed project shall construct an eastbound right turn lane with a minimum of 125-feet of storage.</p>	Project Applicant	Prior to the preparation of final grading and street improvement plans; Ongoing, during construction.	City of Menifee Public Works Department	
<p><b>COA TRAN-3:</b> Simpson Road is an east–west oriented roadway located on the project’s northern boundary. The proposed project shall construct Simpson Road at its ultimate half-section width along the project’s frontage as a Secondary Arterial (100-foot right-of-way) from the project’s western boundary to Briggs Road, consistent with the City’s standards</p>	Project Applicant	Prior to the preparation of final grading and street improvement plans; Ongoing, during construction.	City of Menifee Public Works Department	
<p><b>COA TRAN-4: Briggs Road</b></p> <p>Briggs Road is a north–south oriented roadway located on the project’s eastern boundary. The proposed project shall construct Briggs Road at its ultimate half-section width along the project’s frontage as a Major Roadway (118-foot right-of-way) from the project’s southern boundary to Simpson Road, consistent with the City’s standards. Project shall pay fair share contributions for an additional 12-feet of pavement beyond the centerline on the east side of Briggs Road.</p>	Project Applicant	Prior to the preparation of final grading and street improvement plans; Ongoing, during construction.	City of Menifee Public Works Department	

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On-site traffic signing and striping shall be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the Project site.				
TRIBAL CULTURAL RESOURCES				
Implement MM CUL-1 and MM CUL-2, above.				