

Attachment A
Mitigation Monitoring and Reporting Program
Motte Business Center

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 Motte Business Center (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>
ACM	Asbestos-Containing Materials
AHERA.....	Asbestos Hazard Emergency Response Act
APU.....	Auxiliary Power Units
AQ.....	Air Quality
AQMD	Air Quality Management District
BIO	Biological Resources
BMPs.....	Best Management Practices
CalOSHA.....	California Division of Occupational Safety and Health
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
HEPA	High Efficiency Particulate Air
LEED.....	Leadership in Energy and Environmental Design

MM	Mitigation Measure
Moyer Program	Carl Moyer Memorial Air Quality Standards Attainment Program
MSHCP	Multiple Species Habitat Conservation Plan
PCC	Portland Cement Concrete
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
VOC	Volatile Organic Compound
WAIRE	Warehouse Actions and Investments to Reduce Emissions Program
WQMP	Water Quality Management Plan
XRF	X-Ray Fluorescence

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY				
<p>MM AQ-1: The Project applicant shall be required to use paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L. All specifications, plans, and/or details necessary to verify compliance shall be included in the Project's applicable construction drawings. Prior to issuance of a building permit, the City of Menifee Building and Safety Department shall confirm that plans include the following specifications:</p> <ul style="list-style-type: none"> • All architectural coatings will be super-compliant low VOC paints. • Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints. • Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors. • For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (www.cleanup.org). • Use compliant low-VOC cleaning solvents to clean paint application equipment. • Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions. • Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable. • Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency. 	<p>Project Applicant; Construction Contractor</p>	<p>Prior to issuance of building permit</p>	<p>City of Menifee Building and Safety Division</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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.</p>	<p>Project Applicant; Construction Contractor</p>	<p>Ongoing during construction</p>	<p>City of Menifee Building and Safety Division</p>	
<p>MM AQ-3: 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; Building Manager</p>	<p>Ongoing, after issuance of Certificate of Occupancy</p>	<p>City of Menifee Building and Safety Division</p>	
<p>MM AQ-4: 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 posted that states that:</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). 	<p>Project Applicant</p>	<p>Prior to the issuance of tenant occupancy permit</p>	<p>City of Menifee Community Development Department</p>	

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<ul style="list-style-type: none"> • 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. 				
BIOLOGICAL RESOURCES				
<p>MM BIO-1: If grading or construction activities, including vegetation removal, occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The results of the survey shall be submitted to the City prior to obtaining a grading permit. The Project Applicant shall ensure that impacts to nesting bird species at the Project site and off-site improvement areas are avoided through the implementation of preconstruction surveys, ongoing monitoring, and if necessary, establishment of minimization measures. The Project Applicant shall adhere to the following:</p> <ol style="list-style-type: none"> a. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. b. Surveys shall be conducted by the Designated Biologist at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If a nest is suspected, but not confirmed, the Designated Biologist shall 	Project Applicant; Qualified Biologist	Prior to ground disturbance activities or any vegetation removal	Biological Monitor	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations. If a nest is observed, but thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate.</p> <p>c. If an active avian nest is confirmed, the Designated Biologist shall immediately establish a conservative avoidance buffer surrounding the nest (generally 300 feet for migratory and non-migratory songbirds and 500 feet raptors and special-status species) based on their best professional judgement and experience. The Designated Biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such Project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>				
<p>MM BIO-2: The Project Developer shall retain a qualified biologist to conduct a 30-day preconstruction 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>Project Applicant; Qualified Biologist</p>	<p>Prior to ground disturbance activities</p>	<p>Biological Monitor; CDFW (if active burrowing owl burrows are detected during the breeding season))</p>	

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<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 onsite 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>				
CULTURAL RESOURCES				
<p>MM CUL-1: Prior to the initiation of ground-disturbing activities, field personnel would be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find would cease and a qualified archaeologist would be retained to assess the significance of the find. The qualified archaeologist would have the authority to stop (within a certain radius of the find, as determined by the archaeologist) or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:</p> <ul style="list-style-type: none"> • prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates; • groundstone artifacts, including mortars, pestles, and grinding slabs; 	<p>Project Applicant; Construction Contractor; Qualified Archaeologist</p>	<p>Prior to ground-disturbance activities</p>	<p>City of Menifee Building and Safety Division</p>	

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<ul style="list-style-type: none"> dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks; human remains; historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects; historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements. 				
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., specifically the Geotechnical Investigation of Proposed Warehouse East Side of Dawson Road, 330± Feet South of Ethanac Road Menifee, California for Core5 Industrial Partners, dated June 17, 2021. 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 percent 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 percent 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. 3. Additional soluble sulfate testing shall be conducted by a qualified geologist at the completion of rough grading and prior to issuance of a building permit to verify the soluble sulfate concentrations of the soils which are present at pad grade within the building area. If soluble sulfate concentrations above 0.10 percent are present, specialized concrete mix 	Project Applicant; Project geotechnical consultant and general contractor	During construction activities; Prior to issuance of grading permit	City of Menifee Building and Safety Division; City Engineer	

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<p>designs shall be required to reduce degradation of concrete which comes into contact with these soils. A qualified geologist will determine the specialized concrete mix for construction, if needed, upon results of lab testing of soluble sulfate soils.</p> <p>4. Due to the presence of corrosive soils on site for iron and copper piping, polyethylene protection for cast iron or ductile iron pipes shall be required.</p> <p>5. Demolition of the existing CAB pavements and canopy in the northern region of the site is required. Additionally, any existing improvements that will not remain in place for use with the new development shall be removed in their entirety. This shall include all utilities, and any other subsurface improvements associated with the existing pavements. Debris resultant from demolition shall be disposed of off-site. Alternatively, the existing CAB may be re-used as compacted fill, provided they are cleaned from any debris or organic content, and well mixed with sandy soils. Mixing CAB with clayey soils is not recommended.</p> <p>Initial site stripping shall include removal of any surficial vegetation from the unpaved areas of the site. This shall include any weeds, grasses, shrubs, and trees. Root systems associated with the trees shall be removed in their entirety, and the resultant excavations shall be backfilled with compacted structural fill soils. Any organic materials shall be removed and disposed of off-site, or in non-structural areas of the property. The actual extent of site stripping shall be determined in the field by the geotechnical engineer, based on the organic content and stability of the materials encountered.</p> <p>6. Remedial grading shall be performed within the proposed building area in order to remove the existing undocumented fill soils, any soils disturbed during demolition, and a portion of the near-surface native alluvium. Based on conditions encountered at the boring locations, the existing soils within the proposed building area are recommended to be over-excavated to a depth of at least 3 feet below existing grades and to a depth of at least 3 feet below proposed building pad subgrade elevations, whichever is greater. The depth of the over-excavation shall also extend to a depth sufficient to remove all undocumented fill soils and soils disturbed during site striping and demolition. Within the influence</p>				

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<p>zones of the new foundations, the over-excavation shall extend to a depth of at least 2 feet below proposed foundation bearing grade.</p> <p>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> <p>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>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 percent above optimum moisture content. The subgrade soils shall then be recompacted to at least 90 percent 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>7. The existing soils within the areas of any proposed retaining walls and site walls shall be over-excavated to a depth of 2 feet below foundation bearing grade and replaced as compacted structural fill as discussed above for the proposed building pad. Any undocumented fill soils or disturbed native alluvium within any of these foundation areas shall be removed in their entirety. The over-excavation areas shall extend at least 2 feet beyond the foundation perimeters, and to an extent equal to the depth of fill below the new foundations. Any erection pads for tilt-up concrete walls are considered to be part of the foundation system. Therefore, these over-excavation recommendations are applicable to erection pads. The over-excavation subgrade soils shall be evaluated by the geotechnical engineer prior to scarifying, moisture conditioning to</p>				

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<p>within 2 to 4 percent above the optimum moisture content, and recompacting the upper 12 inches of exposed subgrade soils. The previously excavated soils may then be replaced as compacted structural fill.</p> <p>If the full lateral recommended remedial grading cannot be completed for the proposed retaining walls and site walls located along property lines, the foundations for those walls shall be designed using a reduced allowable bearing pressure. Furthermore, the contractor shall take necessary precautions to protect the adjacent improvements during rough grading. Specialized grading techniques, such as A-B-C slot cuts, will likely be required during remedial grading. The geotechnical engineer of record shall be contacted if additional recommendations, such as shoring design recommendations, are required during grading.</p> <p>8. 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> <p>The geotechnical engineer shall then evaluate the subgrade to identify any areas of additional unsuitable soils. Any such materials shall be removed to a level of firm and unyielding soil. The exposed subgrade soils shall then be scarified to a depth of 12± inches, moisture conditioned to 2 to 4 percent above the optimum moisture content, and recompacted to at least 90 percent of the ASTM D-1557 maximum dry density. Based on the presence of variable strength surficial soils throughout the site, it is expected that some isolated areas of additional over-excavation may be required to remove zones of lower strength, unsuitable soils.</p> <p>The grading recommendations presented above for the proposed flatwork, parking and drive areas assume that the owner and/or developer can tolerate minor amounts of settlement within these areas. The grading recommendations presented above do not mitigate the extent of undocumented fill or compressible/collapsible native alluvium in the flatwork, parking and drive areas. As such, some settlement and associated pavement distress could occur. If the owner cannot tolerate the risk of such settlements, the flatwork, parking and drive areas shall be over-excavated to a depth of 2 feet below proposed pavement subgrade elevation, with the resulting soils replaced as compacted structural fill.</p>				

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<p>9. Fill soils shall be placed in thin (6± inches), near-horizontal lifts, moisture conditioned (or air dried) to 2 to 4 percent above the optimum moisture content, and compacted.</p> <ul style="list-style-type: none"> a. On-site soils may be used for fill provided they are cleaned of any debris to the satisfaction of the geotechnical engineer. b. All grading and fill placement activities shall be completed in accordance with the requirements of the latest CBC and the grading code of the City of Menifee. c. All fill soils shall be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. Fill soils shall be well mixed. d. Compaction tests shall 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 shall not relieve the contractor of his responsibility to meet the job specifications. <p>10. All imported structural fill shall consist of very low expansive (EI < 20), well graded soils possessing at least 10 percent fines (that portion of the sample passing the No. 200 sieve).</p> <p>11. All utility trench backfill shall be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. As an alternative, a clean sand (minimum Sand Equivalent of 30) may be placed within trenches and compacted in place (jetting or flooding is not recommended). Compacted trench backfill shall conform to the requirements of the local grading code, and more restrictive requirements may be indicated by the City of Menifee. All utility trench backfills shall be witnessed by the geotechnical engineer. The trench backfill soils shall be compaction tested where possible; probed and visually evaluated elsewhere.</p> <p>12. Utility trenches which parallel a footing, and extending below a 1h:1v (horizontal to vertical) plane projected from the outside edge of the footing shall be backfilled with structural fill soils, compacted to at least 90 percent of the ASTM D-1557 standard. Pea gravel backfill should not be used for these trenches.</p> <p>13. Any soils used to backfill voids around subsurface utility structures, such as manholes or vaults, shall be placed as compacted structural fill. If it is</p>				

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<p>not practical to place compacted fill in these areas, then such void spaces may be backfilled with lean concrete slurry.</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 for review by the City of Menifee City Engineer, or designee, prior to commencement of grading activities.</p> <p>Grading plan review shall also be conducted by the City of Menifee City Engineer 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 Geotechnical Report for Rough Grading to the City of Menifee City Engineer, or designee.</p>				
<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>	<p>Project Applicant; Qualified Paleontologist</p>	<p>Prior to issuance of grading permit</p>	<p>City of Menifee Building and Safety Division</p>	

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<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 shall minimally include:</p> <ol style="list-style-type: none"> 1. Description of the project site and proposed grading operations. 2. Description of the level of monitoring required for earth-moving activities. 3. Identification and qualifications of the paleontological monitor to be employed during earth moving. 4. Identification of personnel with authority to temporarily halt or divert grading to allow recovery of large specimens. 5. Direction for fossil discoveries to be reported to the developer and the City. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils to minimize construction delays. 7. Sampling methods for sediments that are likely to contain small fossil remains, if any. 8. Procedures and protocol for collecting and processing of samples and specimens, as necessary. 9. Fossil identification cataloged and curated into the permanent collections of a scientific institution. 10. Identification of the repository to receive fossil material. 11. All pertinent maps and exhibits. 12. Procedures for reporting of findings. 13. 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 applicant shall be required to install a minimum 192 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</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	

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<p>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 metering requirements for any facility connected to SCE’s distribution system. Should SCE limit the off-site export, the 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, 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 issuance of tenant occupancy permits, Project operators with more than 100 employees shall prepare and submit to the Community Development Director or designee, 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. 	<p>Project Operator</p>	<p>Prior to issuance of tenant occupancy permit</p>	<p>City of Menifee Building and Safety Division or Community Development Director or designee</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> Post Riverside Transit Agency schedules in conspicuous areas. Reference Riverside Transit Agency schedules when creating employees' operating schedules. 				
<p>MM GHG-3: Prior to the issuance of building permits and prior to issuance of tenant occupancy permits, the City of Menifee Building and Safety Division shall confirm that the Project does not include cold storage equipment for warehousing purposes. Cold storage was not included in the analysis for the EIR and is therefore prohibited.</p>	Project Applicant	Prior to issuance of building permits and tenant occupancy permits	City of Menifee Building and Safety Division	
<p>MM GHG-4: 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 permit	City of Menifee Building and Safety Division	
<p>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.</p>	Project Applicant	Prior to issuance of Certificate of Occupancy	City of Menifee Building and Safety Division	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>MM GHG-6: The development shall divert a minimum of 75 percent of landfill waste during operation. Prior to issuance of certificate of tenant occupancy permits, a recyclables collection and load area shall be constructed in compliance with City of Menifee standards for Recyclable Collection and Loading Areas, and the facility’s operator shall be required to provide the City with a copy of the Project’s recycling program. This mitigation measure applies only to tenant permits and not the building shell approvals.</p>	<p>Project Applicant; Project operator</p>	<p>Prior to issuance of certificate of tenant occupancy</p>	<p>City of Menifee Building and Safety Division</p>	
<p>MM GHG-7: Prior to the issuance of building permits, building plans shall identify the location of future electric truck charging stations (minimum of three) and install conduit to those spaces.</p>	<p>Project Applicant</p>	<p>Prior to issuance of building permit</p>	<p>City of Menifee Building and Safety Division</p>	
<p>MM GHG-8: Prior to the issuance of tenant occupancy permits, the Project applicant shall submit a report to the City of Menifee Building and Safety Division demonstrating total natural gas consumption from the Project will not exceed 10,000,000 kBTU/year.</p>	<p>Project Applicant</p>	<p>Prior to issuance of tenant occupancy permits</p>	<p>City of Menifee Building and Safety Division</p>	
HAZARDS AND HAZARDOUS MATERIALS				
<p>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 Master Developer, or Site 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.</p> <p>The SMP shall include, but not be limited to:</p> <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; • Identified areas of concern at the site, in relation to proposed activities; 	<p>Project Applicant</p>	<p>Prior to issuance of grading permit; prior to ground-disturbance activities</p>	<p>City of Menifee Building and Safety Division</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • 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				
<p>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 Notice of Intent, Risk Assessment, Post-Construction Calculations, a Site Map, the</p>	Project Applicant	Prior to grading activity	City of Menifee Building and Safety Division; RWQCB; City Engineering Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement by the Legally Responsible Person, and the first annual fee.</p> <p>The required 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. 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 				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Engineer shall ensure that all applicable water quality standards are met before approving the SWPPP.</p>				
<p>MM HYD-2: The Project Applicant shall prepare a Final Project-Specific Water Quality Management Plan (WQMP) with Operations and Maintenance (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 building or grading permits	City of Menifee Building and Safety Division; County of Riverside	
<p>MM HYD-3: Prior to issuance of off-site grading permits, off-site grading plans, and final drainage study shall demonstrate compliance with applicable City drainage plans and, design guidelines including but not limited to City of Menifee Municipal Code Chapter 8.26 Grading Regulations and at the discretion of the City Engineer/Public Works Director.</p>	Project Applicant	Prior to issuance of grading permits	City of Menifee Building and Safety Division or City of Menifee Engineering Department	