

Attachment A

Mitigation Monitoring and Reporting Program

Menifee Commerce 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 Menifee Commerce 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 City staff 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				
MM AQ-1: Prior to the issuance of any grading permits, all Applicants shall submit construction plans to the City of Menifee denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project.	Applicant	Prior to the issuance of grading permits.	City of Menifee Building and Safety Department	
MM AQ-2: The Project's contractors shall prohibit off-road diesel-powered equipment from being in the "on" position for more than 10 hours per day. The Project's general contractor shall designate an officer to monitor the construction equipment operators on-site for compliance.	Project Contractor	During construction.	City of Menifee Building and Safety Department	
MM AQ-3: The Project Applicant shall be required to provide information on transit and ridesharing programs to construction employees, which shall be made available in the construction trailer at all times.	Applicant	During construction.	City of Menifee Community Development Department	
MM AQ-4: The Project 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: <ul style="list-style-type: none"> To reduce VOC emissions associated with architectural coating, the Project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The 	Applicant, Project Contractor	Prior to issuance of building permit.	City of Menifee Building and Safety Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>construction contractor shall be required to utilize “Super-Compliant” VOC paints, which are defined in SCAQMD’s Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications shall be reviewed by the City of Menifee’s Building and Safety Department for compliance with this mitigation measure prior to issuance of the Project’s building permit.</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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>MM AQ-5: Prior to issuance of tenant occupancy permits, Project operator’s with more than 100 employees shall prepare 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,</p>	Project Operator	Prior to issuance of tenant occupancy permits.	City of Menifee	

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<p>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 employers, employees, and visitors of surrounding transportation options. ▪ Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site. ▪ Provide on-site car share information for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day. ▪ Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service. ▪ Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. ▪ Post both bus and MetroLink schedules in conspicuous areas. ▪ Configure their operating schedules around the MetroLink schedule to the extent reasonably feasible. 				
<p>MM AQ-6: Prior to the issuance of tenant occupancy permits, the City of Menifee Building and Safety Division shall confirm that the Project does not include cold storage.</p>	Applicant	Prior to the issuance of tenant occupancy permits.	City of Menifee Building and Safety Department	

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<p>MM AQ-7: 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. Recommends the use of electric or alternatively fueled sweepers with high efficiency particulate air (HEPA) filters. Recommends the use of water-based or low VOC cleaning products. 	Applicant, Project Operator	Prior to issuance of tenant occupancy permits.	City of Menifee	
<p>MM AQ-8: Prior to issuance of Certificate of Occupancy, the Project shall be required to install air filtration in the unconditioned warehouse facility, with a minimum of 1 air change per hour, in order to promote worker well-being.</p>	Applicant	Prior to issuance of tenant occupancy permits.	City of Menifee	
<p>MM AQ-9: All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be electric or non-diesel fueled. All on-site indoor forklifts shall be powered by electricity or other non-diesel fuel.</p>	Applicant	Ongoing, after issuance of tenant occupancy permits.	City of Menifee	

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MM AQ-10: Conduits for the installation of electrical hookups to allow future electric vehicle (EV) trucks and trucks with auxiliary power units (APU) shall be installed at a ratio of one charging station for every 50 dock high doors.	Applicant	During construction.	City of Menifee	
MM AQ-11: Parking areas shall be designed to accommodate EV charging stations for passenger cars consistent with CalGreen Chapter 5 requirements.	Applicant	Prior to issuance of building permits.	City of Menifee	
MM AQ-12: All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City of Menifee Planning Department to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric powered.	Applicant	Ongoing, after issuance of tenant occupancy permits.	City of Menifee	
BIOLOGICAL RESOURCES				
MM BIO-1: If grading or construction activities, including vegetation removal, occurs between February 1 st and August 31 st , a pre-construction clearance survey for nesting birds shall 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 Project Applicant shall ensure that impacts to nesting bird species at the project site 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: 1. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts	Qualified Biologist	Prior to ground-disturbance activities.	Biological Monitor	

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<p>to active avian nests will occur. The Project 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.</p> <p>2. 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 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>				

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<p>If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory songbirds and 500 feet raptors and special-status species) will be determined by the wildlife biologist, and will depend on the level of noise and/or surrounding disturbances, line of sight between the nest and the construction activity, ambient noise, 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. confirmed, the Designated Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on the nest based on their best professional judgement and experience. 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. 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. Once the young have fledged and left the</p>				

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<p>nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. 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 County for mitigation monitoring compliance record keeping.</p>				
<p>MM BIO-2: The Project Developer shall retain a qualified biologist to conduct a 30-day pre construction survey for burrowing owl. The results of the single one-day survey would be submitted to the City prior to obtaining a grading permit, three days prior to construction activities. If at any time there is a lapse of Project activities for 30 days or more, another burrowing owl survey shall be conducted and reported to CDFW.</p> <p>If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If burrowing owl are detected during the pre-construction survey, the Project applicant and a qualified consulting biologist would be required to prepare and submit for approval to the City a burrowing owl mitigation program in accordance with MSHCP protocol. 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</p>	Qualified Biologist	Prior to ground-disturbance activities.	Biological Monitor and CDFW	

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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.				
GEOLOGY AND SOILS				
MM GEO-1: To reduce damage from expansive soils, the contractor shall frequently moisture condition these soils throughout the grading process, unless grading occurs during a period of relatively wet weather. Based on the presence of expansive soils, there shall be proper moisture conditioning of all building pad subgrade soils to a moisture content of two to four percent optimum moisture content during site grading. In addition to adequately moisture conditioning the subgrade soils and fill soils during grading, all necessary steps shall be taken to maintain moisture content of these soils at two to four percent above the optimum moisture content.	Construction contractor	During construction.	City of Menifee	
MM GEO-2: Additional soluble sulfate testing shall be conducted by a qualified geologist 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% are present, specialized concrete mix designs shall be required. A qualified geologist will determine the specialized concrete mix, if needed, upon results of lab testing of soluble sulfate soils.	Qualified Geologist	Prior to issuance of building permits.	City of Menifee	

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<p>MM GEO-3: Prior to issuance of grading permits, the applicant 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 documented in the PRIMP. The PRIMP would be submitted to the City prior to issuance of a grading permit. Information contained in the PRIMP would 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 and curation procedures 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. 	Qualified Paleontologist	Prior to issuance of grading permits.	City of Menifee	
GREENHOUSE GAS EMISSIONS				
Refer to MM AQ-2 through MM AQ-12 , above				

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MM GHG-1: Prior to issuance of tenant occupancy permits, the Project owner or operator shall be required to install a total 314kwdc solar photovoltaic (PV) system on Building 1 (226kwdc) and Building 2 (88kwdc) or offset an equivalent amount of energy demand with renewable energy through either the purchase of renewable energy or implementation of alternative renewable measures that would offset an equivalent amount of energy demand subject to approval by the Community Development Director or his/her designee. To allow future operators to earn WAIRE Program points pursuant to SCAQMD's Rule 2305, the exact timing of the PV system installation may be modified at the discretion of the Community Development Director or his/her designee. The PV requirement is subject to the utility provider agreeing to serve and facilitate the use of PV as well as final approval from the Airport Land Use Commission (if required).	Applicant, Project Operator	Prior to the issuance of tenant occupancy permits.	Project Operator, City of Menifee	
MM GHG-2: Prior to the issuance of a building permit for tenant improvements, the Project Applicant or successor in interest shall provide documentation to the City of Menifee demonstrating that the Project is designed to achieve Leadership in Energy and Environmental Design (LEED) Certified equivalent standards. This mitigation measure applies only to tenant permits and not the building shell approvals.	Applicant	Prior to the issuance of building permits.	City of Menifee	
MM GHG-3: The development shall divert a minimum of 75 percent of landfill waste. 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 within the screened truck court area subject to approval by the Community Development Director or his/her designee. This mitigation measure applies only to tenant permits and not the building shell approvals.	Applicant	Prior to the issuance of tenant occupancy permits.	Community Development Director	
MM GHG-4: Prior to the issuance of tenant occupancy permits, the Planning Department shall confirm that the property's landscape maintenance contract includes contractual language that all landscaping maintenance equipment used onsite shall be 100 percent electrically	Applicant	Prior to the issuance of tenant occupancy permits.	City of Menifee Planning Department	

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powered. This mitigation measure applies only to tenant permits and not the building shell approvals.				
MM GHG-5: Prior to issuance of Certificate of Occupancy, the Project shall be required to construct cool pavement and/or portland cement concrete (PCC) for site paving in order to reduce heat island effects.	Applicant	Prior to the issuance of tenant occupancy permits.	City of Menifee	
HAZARDS				
<p>MM HAZ-1: Prior to issuance of a demolition permit of the on-site structures, preparation of a demolition plan for the safe dismantling and removal of building components and debris including a plan for lead and asbestos abatement shall be required. The demolition plan shall be submitted to the City's (Building and Safety Department) for review and approval prior to commencement of demolition activities.</p> <p>Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos-containing materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than one percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.</p> <p>Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal</p>	Applicant	Prior to issuance of demolition permits.	City of Menifee Building and Safety Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.				
<p>MM HAZ-2: If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings.</p> <p>If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High-Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, § 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the Building Official.</p>	Qualified Environmental Professional, Construction contractor	During Construction.	City of Menifee Building and Safety Department	
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</p>	Applicant	Prior to grading.	City of Menifee, RWQCB	

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<p>Multiple Application and Report Tracking System (SMARTS). PRDs consist of the NOI, Risk Assessment, Post-Construction Calculations, a Site Map, the SWPPP, a signed certification statement by the Legally Responsible Person, and the first annual fee.</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 				

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<p>vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the duration of construction.</p> <p>H. Prior to the issuance of the first grading permit, the Project Applicant shall submit the Final Tentative Parcel Map that includes the water quality BMPs for approval by the City of Menifee Engineer. The City of Menifee 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 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 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 	Applicant	Prior to issuance of a building or grading permit.	City of Menifee, County of Riverside	
<p>MM HYD-3: Prior to issuance of grading permits, the Project Applicant shall submit final parcel map(s) for review and approval by the City of Menifee, including final drainage design plans supported by a final drainage study. The tract maps, grading plans, and final drainage study shall demonstrate compliance with applicable City and County drainage plans, policies, design guidelines and regulations including but not limited to City of Menifee Municipal Code Chapter 8.26 Grading Regulations.</p>	Applicant	Prior to issuance of grading permits.	City of Menifee	

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NOISE				
MM NOI-1: Construction Noise Control. To avoid unnecessary annoyance from construction noise, the following construction noise control measures shall be implemented: <ul style="list-style-type: none"> Perform all construction in a manner to minimize noise and vibration. The contractor should be required to select construction processes and techniques that create the lowest noise levels. Equip all internal combustion engines with a muffler of a type recommended by the manufacturer. Turn off idling equipment. Perform noisier operations during the times least sensitive to receptors. Implement a noise control monitoring program to limit the impacts. The construction contractor should be required by contract specification to comply with all local noise ordinances and obtain all necessary permits and variances. 	Construction contractor	During construction.	City of Menifee	
TRANSPORTATION				
Refer to Table 4.13-7 on pages 4.13-20 through 4.13-21 of the Draft EIR.	Applicant	Ongoing, during construction.	City of Menifee	