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## MITIGATION MONITORING/REPORTING PLAN

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### A. INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Statute and Guidelines* provides additional direction on mitigation monitoring or reporting). The City of Menifee is the Lead Agency for the Junction at Menifee Valley Project (the “Project”).

An Environmental Impact Report (EIR No. 495) and Addendum to EIR No. 495 have been prepared to address the potential environmental impacts of the Project. Where appropriate, these environmental documents identified Project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Project. This Mitigation Monitoring/Reporting Plan (MMRP) is designed to monitor implementation of the mitigation measures identified for the Project. The MMRP is subject to review and approval by the Lead Agency as part of the certification of the EIR and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the Addendum to EIR No. 495, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored;
  - Pre-Construction, including the design phase
  - Construction
  - Pre-Occupancy (prior to issuance of a Certificate of Occupancy)
  - Occupancy (post-construction)
- Enforcement Agency, the agency with the power to enforce the mitigation measure; and
- Monitoring Agency, the agency to which reports including feasibility, compliance, implementation, and development are made.

The Project Applicant shall be responsible for implementing all mitigation measures unless otherwise noted.

### B. MMRP

#### Aesthetics

##### ***MM IV.B-1***

The following measures would reduce the project’s significant impact to scenic vistas:

- The proposed landscape plan shall be prepared to include landscape screening throughout the project site to further screen the proposed project from off-site

views. Landscaping shall be provided on the eastern side of the project site in order to screen the project from the scenic highway corridor.

- The use of screen plantings which include coast live oak, holly oak, white willow, and afghan pine shall be employed so that the resulting visual characteristics are compatible with their surroundings.
- The landscape plan shall be subject to review and approval by Project Review staff prior to issuance of building permits.
- Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees and vegetation. Several colors matching those of the surrounding trees and vegetation shall be used in order to minimize uniformity.
- Prior to building permit issuance, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the City of Menifee Community Development Department.
- The landscaping plan shall preserve and incorporate native materials such as rocks.

<b>Monitoring Phase:</b>	Pre-Construction/Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

#### ***MM IV.B-2***

Prior to issuance of the Building permit, an exterior lighting plan shall be submitted for review and approval by the City of Menifee Community Development Department. The lighting plan shall include but not necessarily be limited to the following:

- Proposed project lighting would follow the City of Menifee Dark Sky Ordinance Number 2009-024.
- The exterior lighting plan shall show all potential light sources with the types of lighting and their locations.
- Typical lighting shall include low mounted, downward casting and shielded lights that do not cause spillover onto adjacent properties and the utilization of motion detection systems where applicable.
- No flood lights shall be utilized.
- Lighting shall not "wash out" structures or any portions of the site.
- Lighting shall be limited to the areas that would be in operation during nighttime hours.
- Low intensity, indirect light sources shall be encouraged.

- On-demand lighting systems shall be encouraged.
- Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted.
- All light sources shall be fully shielded from off-site view.
- All buildings and structures shall consist of non-reflecting material or be painted with non-reflective paint.
- Light fixtures shall not be located at the periphery of the property, unless, due to safety or other concerns, the City of Menifee Community Development Department specifically approves light fixtures on the periphery, and these light fixtures are properly shielded from sensitive receptors. Also, light fixtures shall shut off automatically when the use is not operating. Security lighting visible from the highway shall be motion-sensor activated.
- All lighting shall be installed in accordance with building codes and the approved lighting plan during construction.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department

**Air Quality**

**MM IV.D-1**

In order to reduce the release of ROG's to the atmosphere during architectural coating applications, all architectural coatings used shall have a VOC content of 50 grams per liters or less.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department

**MM IV.D-2**

The Project applicant shall include in construction contracts the control measures required and/or recommended by the SCAQMD at the time of development, including but not limited to the following:

*Rule 403 - Fugitive Dust*

- Use watering to control dust generation during demolition of structures or break-up of pavement;
- Water active grading/excavation sites and unpaved surfaces at least three times daily;
- Cover stockpiles with tarps or apply non-toxic chemical soil binders;
- Limit vehicle speed on unpaved roads to 15 miles per hour;
- Sweep daily (with water sweepers) all paved construction parking areas and staging areas;
- Provide daily clean-up of mud and dirt carried onto paved streets from the Site;
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more; and,
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
 City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department  
 City of Menifee Community Development Department

***MM IV.D-3***

All spaces utilizing refrigerated storage, including restaurants and food or beverage stores, shall provide an electrical hookup for refrigeration units on delivery trucks.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Community Development Department

**MM IV.D-4**

Within the Project parking lots, the following features shall be provided:

- Electric vehicle (“EV”) charging facilities for designated parking spaces;
- Preferential parking locations for EVs and Compressed Natural Gas vehicles; and
- Preferential parking for carpool/vanpool vehicles.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department

**MM IV.D-5**

Within the Project, the following shall be provided:

- Subsidies or incentives to employees who use public transit or carpooling, including preferential parking.
- Secure, weather-protected bicycle parking for employees.
- Showers and lockers for employees bicycling or walking to work.
- A display case or kiosk displaying public transportation information in a prominent area accessible to employees or site visitors.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department

**MM IV.D-6**

Restrict delivery truck operation to 2007 or newer model years.

<b>Monitoring Phase:</b>	Construction/Pre-Occupancy/Occupancy (Measure to be included in Project CC&Rs)
<b>Enforcement Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Building and Safety Department City of Menifee Community Development Department

**MM IV.D-7**

Prior to the issuance of grading permits, the owner/permittee shall submit an accelerated construction dust abatement management program to the City of Menifee Community Development Department. This involves developing a dust control program to supplement the routine watering that constitutes the best available control measures (BACMSs) in excess of any minimum SCAQMD Rule 403 requirements. BACMs shall include, but not be limited to the following:

- a) Hydroseeding previously disturbed areas while awaiting construction;
- b) Adding chemical binders or surfactants (according to manufacturer's specifications) to all inactive construction areas or previously graded areas that remain inactive for four or more days;
- c) Early paving or chip sealing of roads;
- d) Enforcing reduced travel speeds (15 mph) in unpaved areas;
- e) Installation of sand fences and perimeter sandbags;
- f) Watering for dust control during clearing, grading and construction; and
- g) Soil disturbance should be terminated when high winds (25 mph) make dust control extremely difficult.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Engineering/Public Works Department City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Engineering/Public Works Department City of Menifee Community Development Department

**MM IV.D-8**

All off-road construction equipment greater than 50 hp shall meet USEPA Tier 4 emission standards to reduce NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

<b>Monitoring Phase:</b>	Pre-Construction/Construction
<b>Enforcement Agency:</b>	City of Menifee Engineering/Public Works Department City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Engineering/Public Works Department City of Menifee Community Development Department

## Biological Resources

### ***MM IV.E-1***

The results of the “Revised Jurisdictional Determination for a 50.95 Acre Property in Menifee, CA” dated 28 February 2020; “Revised DBESP” dated 28 February 2020 (with DBESP Addendum Clarification Memo” dated 19 May 2020); and “Revised Consistency Analysis Including Evaluation of MSHCP-Defined Section 6.1.2 Riparian/Riverine and Vernal Pool Areas within the Approximate 50.95 Acre Property” dated 28 February 2020, undertaken in order to confirm that existing site conditions have not changed since the time of the 2006 riparian/riverine survey, shall be reported to the City of Menifee Community Development Department. The following permits (or exemptions) shall be requested from the respective resource agency, and any associated conditions of approval shall be agreed upon, prior to the initiation of ground disturbing activities:

- Clean Water Act Section 404 Permit from the Corps;
- Streambed Alteration Agreement under Section 1600 of the Fish and Game Code from CDFG;
- Clean Water Act Section 401 Water Quality Certification from the RWQCB; and
- Corps, CDFG, RWQCB, and City of Menifee Community Development Department agreement of the Detailed Mitigation Plan.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

### ***MM IV.E-2***

#### Nesting Birds

- Conduct vegetation removal associated with construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

OR

- If tree and vegetation removal activities occur during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey. The results of the survey shall be submitted to the City of Menifee Community Development Department for review and approval. The qualified wildlife biologist shall conduct weekly pre-construction bird surveys no more than 30 days prior to initiation of grading to provide

confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted approximately no more than three days prior to the anticipated initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nests shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City of Menifee Community Development Department for review and approval prior to grading permit issuance. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

### Burrowing Owl

- Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within thirty (30) days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the City of Menifee Community Development Department. If it is determined that the Project Site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The City shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within thirty (30) days of the survey a new survey shall be required. No ground disturbance, including disking, blading, grubbing or any similar activity (except for agricultural production on-site which has been a historic and on-going use of the property) shall occur within the site until the burrowing owl study is reviewed and approved.

<b>Monitoring Phase:</b>	Pre-Construction/Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department



**MM IV.E-3**

To offset the permanent loss of 0.32 acre of Riparian/Riverine resources, the Project Applicant shall purchase mitigation credits at the Riverpark Mitigation Bank at a required mitigation ratio of 2:1 for purchase of Re-establishment Credit (total 0.64 acre). Should Re-establishment Credit not be available for purchase at the time the Project is undertaken, then Rehabilitation Credit shall be purchased at the following ratios: 2.5:1 for impacts to the vegetated stream ( $2.5 \times 0.26 = 0.65$  acre) as well as 2:1 for impacts to the unvegetated riverine areas which consist of Feature 2 and the Haun Road intake area ( $2.0 \times 0.06 = 0.12$  acre) for a total of 0.77 acre of Rehabilitation Credit at the Riverpark Mitigation Bank. All mitigation associated with impacts to riparian/riverine habitat, as defined by Section 6.1.2 and the associated DBESP, shall be reviewed and approved by the City of Menifee Community Development Department, as well as the Corps, CDFW, and RWQCB, prior to the issuance of a grading permit.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.E-4**

Prior to the issuance of grading permits, the Project Applicant shall make the appropriate mitigation fee payment into the MSHCP Stephens' kangaroo rat fee payment program for conservation of Stephens' kangaroo rat-occupied habitats in order to offset the loss of potentially suitable Stephens' kangaroo rat habitat on-site through Project implementation.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.E-5**

Prior to Project occupancy, the Project Applicant shall make the appropriate MSHCP mitigation fee payment that will contribute to conservation and management of conservation land for all MSHCP-covered organisms. This fee is based on City of Menifee Ordinance No. 810. The land types will include residential density greater than fourteen dwelling units per acre and commercial development.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.E-6**

In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan shall exclude invasive species such as crimson fountain grass (*Pennisetum setaceum*), pampas grass (*Cortaderia selloana*), giant reed (*Arundo donax*), and tree of heaven (*Ailanthus altissima*).

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.E-7**

All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to insure clear understanding that biological resources are to be protected on the Project site in accordance with the mitigation measures. A brochure depicting the regulatory status biological resources on-site shall be provided to all grading and construction contractors.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**Cultural Resources****MM IV.G-1**

ARCHAEOLOGIST RETAINED. During grading operations, the archaeologist or the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the City Community Development Department and the Engineering Division. The extent of the monitoring will be determined after the grading plan has been finalized.

Tribal monitor(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians and the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the

ground disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist. Should an agreement between the Tribes and the Applicant/Permittee not be established within 45 days of the date the Applicant/Permittee initiates such an agreement with the Tribes, Native American monitoring shall not be required.

The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area for proper treatment and disposition. The Applicant/Permittee shall be responsible for all curation costs.

Although the previously unrecorded milling feature site 33-28615, discovered during the updated Phase II Historical Resources Investigation was not considered significant under either the California Register or the National Register, it is recommended that monitoring of all earthmoving activities associated with development of the Senior housing element of The Junction at Menifee Valley, encompassing approximately +28.0 acres in the northwestern corner of the Project site, be conducted by a qualified archaeologist and a professional Tribal monitor. A Cultural Resources Monitoring Plan and monitoring agreements with the archaeologist and appropriate Tribe should be submitted prior to issuance of a grading permit. A Phase IV Monitoring Report should be required prior to final grading clearance.

<b>Monitoring Phase:</b>	Pre-Construction/Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

### ***MM IV.G-3***

TANK HOUSE DOCUMENTATION. Prior to grading permit issuance, the tank house shall be documented with measured drawings of each façade. The drawings shall conform in size and scale to those of the Phase II Historical Resources Investigation. A copy of the drawings (prepared by a qualified Architect and aided by a qualified Archeologist) shall be submitted to the Community Development Department and the Historical Preservation Officer for review and approval.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

### ***MM IV.G-4***

DEMOLITION VIDEO. Prior to dismantling the rock water heater, inscribed rock wall, and chimney, a voice-narrated demolition video shall be produced that identifies buildings and features of the Bailey farmstead compound. Demolition of all buildings and structures shall also be recorded on the video by a qualified Archeologist, serving as the final site

documentation. A copy of the video shall be submitted to the Community Development Department and the Historical Preservation Officer for review and approval.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

#### ***MM IV.G-5***

STONE WORK DISMANTLING. Prior to grading permit issuance, the rock water heater, inscribed rock wall, and chimney shall be dismantled and then removed to an off-site secured storage facility until which time they can be reconstructed in the site plaza.

- a. All components of the water heater shall be labeled and photographed in situ prior to dismantling. The photographs shall be cross-referenced with AutoCAD drawings made prior to vandalism in order to facilitate accurate reconstruction of the feature. Inscribed water heater elements shall be removed intact to ensure preservation.
- b. The section of rock wall that is inscribed shall be removed intact from the site to ensure preservation. Rocks comprising the remainder of the rock wall shall be dismantled and removed to the storage facility.
- c. The rock chimney shall be dismantled and removed to the storage facility.

A report shall be prepared that includes a detailed plan that identifies the following: 1.) specific location where salvage materials will be kept until building activities, and 2.) responsible entities and/or individuals that will keep such materials. A copy of the report shall be submitted to the Community Development Department and the Historical Preservation Officer for review and approval.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

#### ***MM IV.G-6***

MVHA COLLECT CULTURES. Prior to grading permit issuance and upon receipt of requisite hold-harmless documents, the Menifee Valley Historical Association shall be given an opportunity to visit the Bailey farmstead under supervision to collect cultural resources for future use in their planned museum. A certified letter shall be sent to the Menifee Valley Historical Association (MVHA) giving a 30-day opportunity to visit the farmstead to collect cultural resources of historic nature. All of their activities shall be supervised by a qualified Archeologist. A copy of this letter shall be sent simultaneously to the Community Development Department and the Historical Preservation Officer.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

***MM IV.G-7***

BAILEY'S COMPLEX DEMO REPORT. Prior to grading permit issuance, a detailed report shall be prepared by a qualified archeologist that incorporates all the demolition activities, including but not limited to: demolition permit numbers, tankhouse documentation, demolition video, rock water heater dismantling, historical rock wall dismantling, chimney dismantling, specific location where salvage materials will be kept until building activities occur, and responsible entities and/or individuals that will keep such materials.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

***MM IV.G-8***

BAILEY'S INADVERTENT FIND. Should a subsurface cultural deposit be discovered during demolition and/or earthmoving, said activities shall be halted or diverted until the resources can be evaluated.

- a. All subsurface cultural deposit soil shall be screened through 1/8" mesh and recovered cultural resources placed in labeled containers for removal from the site.
- b. Recovered subsurface cultural resources shall be analyzed and a report of findings shall be prepared as an addendum to the Phase II Historical Resources Investigation.

All building demolition and earthmoving activities within the Bailey farmstead compound shall be monitored by Dr. Jean A. Keller (Cultural Resources Consultant) or another qualified Archaeologist. In addition, all earthmoving activities conducted on farmland surrounding the Bailey Farmstead shall be monitored by a qualified Archaeologist. In the event that an inadvertent find is discovered, the Community Development Department and the City's Archeologist shall be notified. The City's Archeologist will determine the appropriate time to resume grading activities.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-9**

HISTORICAL EXHIBIT DESIGN. Architectural elements representative of the Menifee Valley Farming Era shall be incorporated in the entry statement and buildings of The Junction at Menifee Valley.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-10**

HISTORICAL DESIGN PLOT PLAN. Prior to building permit issuance, a Site Plaza shall be developed as public outdoor space that will incorporate historical structures, offer an interpretive exhibit and descriptive plaques depicting the historic Bailey farmstead, and serve as a community gathering place, a target location for patrons of The Junction at Menifee Valley. The Site Plaza shall be enhanced by benches, trees, and other attractive landscaping.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-11**

HISTORICAL EXHIBIT INSTALLATION. Prior to final inspection/occupancy, the tank house shall be recreated, using new materials, as the centerpiece of the Site Plaza. An historical exhibit shall be installed on the interior walls of the lower (open) section of the recreated tank house. The Historical Preservation Officer shall monitor installation completed by a qualified urban designer.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-12**

WATER HEATER RECONSTRUCT. Prior to final inspection/occupancy, the rock water heater shall be reconstructed in the Site Plaza. With the exception of the iron cauldron stolen by vandals, original materials from the water heater shall be used in the reconstruction.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-13**

HISTORICAL WALL. Prior to final inspection/occupancy, stones salvaged from the rock wall shall be used to build a version of the historical wall/fence that will enclose or define the Site Plaza. The section of rock wall inscribed with the name of the builder, construction date, and family initials will be integrated into the Site Plaza. The work shall be done by a qualified Mason Contractor and aided by a qualified Archeologist.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-14**

CHIMNEY RECONSTRUCTION. Prior to final inspection/occupancy, stones from the dismantled Bailey House stone chimney shall be reconstructed and adapted as an outdoor fireplace in the Site Plaza gathering area. Should Bailey family members request retention of a portion of the chimney stones, the original stones may be supplemented with similar stones to complete fireplace construction.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-15**

HISTORICAL EXHIBIT DESIGN. Prior to final inspection/occupancy, an historical exhibit on the interior walls of the lower (open) section of the recreated tank house shall be created and installed. The exhibit's primary focus shall be on appropriately mounted and protected interpretive panels containing relevant images and text, although representative artifacts may also be included in the exhibit. Suggested interpretive panels include large photographs of the Bailey farmstead and members of the Bailey family members, accompanied by minimal text explaining the Bailey family story and its place in Menifee Valley history. Consultation with the Menifee Valley Historical Association and Bailey family members shall guide creation of the interpretive exhibit.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-16**

HISTORICAL PLAQUES DESIGN. Prior to Building Permit Issuance, a plan for descriptive plaques for the recreated tank house, rock water heater, rock fireplace, and inscribed rock wall shall be submitted to the Community Development Department for review and approval. The plaques will provide context for the reconstructed historical

elements of the Bailey farmstead and shall be made of attractive durable material that will enhance the ambience of the Site's Plazas. Consultation with the Menifee Valley Historical Association and Bailey family members will aid in the design of the descriptive plaques. Prepare a detailed plan describing the following:

1. The total number of plaques;
2. The precise location of each plaque;
3. The dimensions of each plaque;
4. The text (narrative) for each plaque.

The plan shall be prepared by a qualified archaeologist and shall be in conformance with the Phase II Cultural Resources Report. The plaques design requires concurrent approval from the Community Development Department and Historical Preservation Officer.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

#### ***MM IV.G-17***

**HISTORICAL PLAQUES INSTALL.** Prior to final inspection/occupancy, descriptive plaques shall be placed adjacent to the recreated tank house, rock water heater, rock fireplace, and inscribed rock wall. The plaques shall provide context for the reconstructed historical elements of the Bailey farmstead and shall be made of attractive durable material that will enhance the ambience of the Site Plaza. Consultation with the Menifee Valley Historical Association and Bailey family members shall aid in the design of the descriptive plaques. A detailed plan shall be prepared describing the following: the total number of plaques, the precise location of each plaque, the dimensions of each plaque and the text (narrative) for each plaque. The plan shall be prepared by a qualified Archeologist and shall be in conformance with the Phase II Cultural Resources Report.

<b>Monitoring Phase:</b>	Construction/Pre-Occupancy
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department

#### ***MM IV.G-18***

**HISTORICAL DESIGN COMPLIANCE.** Prior to occupancy, the Community Development Department shall inspect all buildings, landscaping and historical design elements to verify that the project is in substantial conformance with the approved Exhibits B and A.

<b>Monitoring Phase:</b>	Construction/Pre-Occupancy
<b>Enforcement Agency:</b>	City of Menifee Community Development Department
<b>Monitoring Agency:</b>	City of Menifee Community Development Department



**MM IV.G-19**

ARCHEO MONITORING REPORT. Prior to Final Inspection, the applicant shall submit to the City Archaeologist one paper copy and two (2) CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a City Registered Archaeologist. An additional copy of the final report shall be submitted to the Eastern Information Center, the Bailey Farmstead descendants, and to the Menifee Valley Historical Society.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.G-20**

BROADCAST SOWER. Prior to grading permit issuance, determine if it is feasible to salvage the broadcast sower located at the base of a tree on-site. Consult with Dr. Jean A. Keller (Cultural Resources Consultant) to devise a feasible method of salvaging the broadcast sower. If a feasible method is not identified, the sower shall be documented and photo or video logged prior to being removed, per the recommendations of Dr. Keller. If salvaging the broadcast sower is determined to be feasible, the sower shall be removed from the site and safely stored until Project development. Prior to final inspection/occupancy, the broadcast sower shall be reconstructed for placement in or near the Site Plaza.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**Geology and Soils****MM IV.G-2**

PALEONTOLOGIST RETAINED. Prior to the issuance of grading permits, the project applicant shall retain a qualified paleontologist approved by the Community Development Department to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan 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 City Community Development Department for review and approval prior to the issuance of a grading permit. 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:

1. 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.
2. Paleontological monitoring of earthmoving activities will 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 will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.
3. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will 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.
4. If fossil remains are encountered by earthmoving activities when the project paleontologist is not on-site, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.
5. If fossil remains are found, fossiliferous rock will 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.
6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains will then 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 catalogued, and associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. The City must be consulted on the repository/museum to receive the fossil material prior to being curated.
7. 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 City for review and approval prior to final building inspection as described elsewhere in this conditions set. 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 office of the City Community Development Department along with a copy of this condition and the grading plan for appropriate case processing and tracking.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

## Greenhouse Gas Emissions

### ***MM IV.M-1***

The Project Applicant shall place signage in appropriate locations on the site (i.e., parking lots and loading areas) limiting the idling of diesel vehicles that are not in use to five minutes.

**Monitoring Phase:** Construction/Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

## Hazards and Hazardous Materials

### ***MM IV.F-1***

Following demolition of the existing structures and removal of the vehicles and debris found on the project site, a visual assessment of the site shall be performed. The assessment shall include the use of a motorgrader to scrape the upper 1 inch± of weeds and soil away to expose areas of staining. Stained areas shall then be sampled and tested to determine the limits of any contamination. If necessary, a Phase II Environmental Site Assessment shall be performed. If soil and/or groundwater contamination is suspected during Project construction activities, work in the affected area shall cease and appropriate health and safety procedures shall be implemented. If it is determined that such contamination exists, the City shall be notified and a remediation plan shall be developed in compliance with applicable local, state, and federal regulations.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department

### ***MM IV.F-2***

When conducting work that will impact surface coatings with any lead contents, the contractor shall comply with all relevant California Division of Occupational Safety and

Health (Cal/OSHA) regulations. When impacting lead containing materials that are found to contain lead in levels above the US Department of Housing and Urban Development (HUD) recommendations, the contractor shall be licensed and have properly trained personnel for the operation. All activities shall be conducted in accordance with Federal, State, and Local requirements.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department

### **MM IV.F-3**

In accordance with the US EPA's National Emissions Standards for Hazardous Air Pollutants (NESHAPS) 40 CFR 61, Sub-Part M, Section 61.145, Standards for Demolition and Renovation, all affected asbestos containing materials shall be removed prior to demolition.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department

## **Hydrology/Water Quality**

### **MM IV.H-1**

#### *Grading and Drainage Plans*

Final grading and drainage plans shall be submitted to the City for its review and approval. The final drainage plan shall be prepared by a licensed professional engineer. As a condition of approval of the final grading and drainage plans, it must be demonstrated through detailed hydraulic analysis subject to City approval that implementation of the proposed drainage plans shall be designed based on RCFC & WCD and Riverside County Transportation standards and design policies. Pursuant to the design standards:

- RCFC & WCD drainage facilities shall be designed for the 100-year peak flow rate based on the most current general plan. The drainage facilities must utilize the approved RCFC & WCD Standard Plans or RCTD Standard Plans.
- Flooding within the public street right-of-way shall meet the criteria outlined in the RCTD Policies and Guidelines dated September 2005 or as subsequently modified.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

## Noise

### ***MM IV.J-1***

The City shall ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas. Project construction shall comply with Menifee Municipal Code Section 8.01.010 governing hours of construction.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department

### ***MM IV.J-2***

A construction-related noise mitigation plan shall be submitted to the City Community Development Department for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of methods such as:

- Temporary noise attenuation fences and sound blankets that block the line of sight from existing homes on Howard Way to on-site construction activities, capable of reducing noise levels 10 dBA  $L_{eq}$  or more at 50 feet of distance;
- Temporary noise attenuation fences and sound blankets that block the line of sight from existing homes on Scott Road to on-site construction activities, capable of reducing noise levels 10 dBA  $L_{eq}$  or more at 50 feet of distance;
- Preferential location of equipment away from sensitive noise receptors to the extent feasible; and
- During all Project site excavation and grading, all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standards.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-3**

The City shall require that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are capable of reducing noise levels 3 dBA  $L_{eq}$  or more at 50 feet of distance.

**Monitoring Phase:** Pre-Construction/Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-4**

During construction, equipment staging areas shall be located in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors. All stationary construction equipment shall be placed so that noise is directed away from the nearest sensitive receptor.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Building and Safety Department  
 City of Menifee Engineering/Public Works Department

**MM IV.J-5**

The construction contractor shall provide notices to land uses within one-quarter mile of the Project site of the construction schedule, including a contact name and number for noise complaints. This information shall also be posted at locations on the perimeter of the site. Such complaints shall be resolved within 24 hours or the contractor shall provide evidence to the City why such complaints cannot be resolved.

**Monitoring Phase:** Construction  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-6**

Project Developer(s) shall enclose or shield HVAC equipment from off-site properties and from adjacent roadways.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-7**

HVAC units with the lowest sound power level shall be selected.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-8**

HVAC units shall be installed as far as possible from residential land uses.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-9**

Project Developer(s) shall consider enclosing or shielding loading areas from off-site properties.

**Monitoring Phase:** Construction/Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-10**

Trucks shall not idle at the site for more than five minutes. Signs shall be posed limiting idling to five minutes or less.

**Monitoring Phase:** Construction/Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

**MM IV.J-11**

Truck deliveries, trash compactors, and other loading/unloading activities, including the outdoor use of tractors and forklifts, are to be limited to daytime hours (7:00 a.m. to 10:00 p.m.). Trucks, tractors, and forklifts operated on-site shall maintain properly operating mufflers.

**Monitoring Phase:** Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

## Public Services

### ***MM IV.L-1***

Development Impact Fee. The developer shall pay fees for future fire facilities in accordance with City of Menifee Ordinance No. 17-232, the Development Impact Fee program.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Community Development Department  
**Monitoring Agency:** City of Menifee Community Development Department

## Transportation

### ***MM IV.K-1***

Prior to issuance of first occupancy permits, the Project applicant shall install and is eligible to receive a future fair-share reimbursement by others for an eastbound right turn overlap at the intersection of Haun Road and Newport Road, including finalizing the traffic signal modification design subject to the approval of the City Engineer.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

### ***MM IV.K-2***

Prior to issuance of first occupancy permits, the Project applicant shall install and may be eligible to receive a future fair-share reimbursement by others for a traffic signal at the intersection of Howard Road and Scott Road including finalizing the signal design subject to the approval of the City Engineer.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

### ***MM IV.K-3***

Prior to issuance of first occupancy permits, the Project applicant shall install and is eligible to receive a future fair-share reimbursement from Project PP 22674 for a traffic signal and construction of lanes at the intersection of Haun Road and the Southern Project Driveway including finalizing the signal and lane design subject to the approval of the City Engineer. Alternatively, the Project applicant may pay a fair share of the cost for the design and construction of the traffic signal and lanes to Project PP 22674 provided that installation is complete prior to the issuance of first occupancy permits.



**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

***MM IV.K-4***

Prior to issuance of first occupancy permits, the Project applicant shall install and is eligible to receive a future fair-share reimbursement by others for the addition of a second southbound left-turn lane and a westbound right-turn overlap at the intersection of Haun Road/Zeiders Road and Scott Road including finalizing the lane design subject to the approval of the City Engineer. Additionally, the applicant shall be responsible for modifying the existing traffic signal at Haun Road/Zeiders Road, or participating with others in the fair share cost of the modification, to allow operational compatibility between the Project's street improvement and the traffic signal operation.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

***MM IV.K-5***

Prior to issuance of first occupancy permits, the Project applicant shall install and is eligible to receive a future fair-share reimbursement by others for a traffic signal and street improvements at the intersection of Murrieta Road and Scott Road including finalizing the street improvement and signal design subject to the approval of the City Engineer. Alternatively, the Project applicant may pay a fair share of the cost for the design and construction of the traffic signal and lanes by others provided that installation is complete prior to the issuance of first occupancy permits. The street improvements shall add a second southbound left-turn lane, an eastbound left-turn lane, a second westbound through lane, and a westbound right-turn lane with overlap signal phase.

**Monitoring Phase:** Pre-Occupancy  
**Enforcement Agency:** City of Menifee Engineering/Public Works Department  
**Monitoring Agency:** City of Menifee Engineering/Public Works Department

***MM IV.K-6***

Prior to issuance of first occupancy permits, the Project applicant shall install and is eligible to receive a future fair-share reimbursement by others for a traffic signal and southbound left-turn lane on Zeiders Road and Keller Road including finalizing the signal design subject to the approval of the City Engineer. If the signal and southbound left-turn lane are constructed by others, the Project Applicant shall pay a fair-share cost to others provided the installation is complete prior to the issuance of first occupancy permits.

<b>Monitoring Phase:</b>	Pre-Occupancy
<b>Enforcement Agency:</b>	City of Menifee Engineering/Public Works Department
<b>Monitoring Agency:</b>	City of Menifee Engineering/Public Works Department

### **MM IV.K-7**

Prior to the issuance of the first certificate of occupancy for the Project, the Project applicant shall pay fees into the applicable Regional Transportation Funding Programs for the following off-site improvements:

- **\*\*Murrieta Road (NS)/Scott Road (EW):** Add a second southbound left-turn lane and dedicated southbound right-turn lane. Add a second eastbound through lane. Add a second westbound through lane and a right turn lane with overlap on Scott Road.
- **\*\*Haun Road (NS)/Newport Road (EW):** Provide second eastbound right-turn lane with overlap. Add westbound right turn lane. Final improvements and timing for fair share contributions at this intersection may be determined by the City during final Project review and approval. Subject to future reimbursement by others.
- **\*\*Haun Road (NS)/Holland Road (EW):** Install traffic signal. Add northbound left-turn lane and second through lane. Add southbound left-turn lane and second through lane. Add westbound left-turn lane and right-turn lane. Subject to future reimbursement by others. *(In the event that Holland Road Overcrossing project is ready to proceed prior to issuance of first occupancy permits for the Project then the improvements may be substituted with the following: installation of a traffic signal, including Plan Specifications and Engineering and street improvements to include adding one northbound left-turn and one through/right-turn option lane, one southbound left-turn lane and one through/right-turn option lane and eastbound left-turn lane.)*
- **\*\*Haun Road (NS)/Garbani Road (EW):** Install traffic signal. Add one additional through lane. Add a second southbound through lane on Haun Road. Add westbound left turn lane. Subject to future reimbursement by others. *(In the event that Holland Road Overcrossing project is ready to proceed prior to issuance of first occupancy permits for the Project then the improvements may be substituted with the following: installation of a traffic signal, including Plan Specifications and Engineering and street improvements to include adding one northbound left-turn lane and one northbound through/right-turn option lane, one southbound left-turn lane and one southbound through/right-turn option lane, one through eastbound left-turn lane and one eastbound through/right-turn option lane, and one westbound left-turn lane and one westbound through/right-turn option lane.)*
- **Haun Road (NS)/Southern Project Driveway (EW):** Install traffic signal. Construct lanes. (Note: Project applicant shall install traffic signal and will be subject to 50%

reimbursement by Project PP 22674 or will contribute its 50% cost for improvements implemented by Project PP 22674).

- **\*\*Haun/Zeiders Road (NS)/Scott Road (EW):** Add second northbound left-turn lanes, second through lane and dual right-turn lanes with overlap. Add 2 southbound left turn lanes, a second southbound through lane, and a southbound right-turn lane on Haun Road. Add second eastbound left-turn lane and three total through lanes. Add a second westbound left turn lane, three total through lanes, and a right-turn lane with overlap. *(In the event that the Holland Road Overcrossing project is ready to proceed prior to issuance of first occupancy prior to issuance of first occupancy permits for the Project then the improvements may be substituted with the following: modification of existing traffic signal, including additional equipment and appurtenances, as required, for street improvements and to provide a westbound right-turn overlap and street improvements to include adding one eastbound left-turn lane, and one eastbound through lane, one westbound through lane, 1 westbound left-turn lane and 1 westbound right-turn lane.)*
- **\*\*Zeiders Road (NS)/Keller Road (NS):** Install traffic signal and southbound left-turn lane. (Note: Project applicant shall install traffic signal and southbound left-turn lane and will be subject to future fair-share reimbursement by others or will contribute its fair-share cost for traffic signal and southbound left-turn lane installation if installed by others).
- **Menifee Road (NS)/Newport Road (EW):** Final improvements and timing for fair share contributions at this intersection may be determined by the City during final Project review and approval. Add eastbound right-turn lane with overlap.
- **\*\*Menifee Road (NS)/Garbani Road (EW):** Install traffic signal. Add westbound left-turn lane.
- **\*\*Menifee Road (NS)/Scott Road (EW):** Add southbound right-turn lane with overlap. Add third eastbound and westbound through lanes. Add westbound right-turn lane with overlap. (Note: Constraints on geometry exist at this intersection.)

**\*\* =** *The Project applicant must pay a fair share through the regional transportation funding programs to install traffic signals at these intersections.*

**Monitoring Phase:**

Pre-Occupancy

**Enforcement Agency:**

City of Menifee Engineering/Public Works Department

**Monitoring Agency:**

City of Menifee Engineering/Public Works Department