



Mitigation, Monitoring, and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1 AESTHETICS						
Summary of Impacts						
<u>Threshold a:</u> Would the Project have a substantial adverse effect on a scenic vista?	Less-than-Significant Impact	CRDR 4.1-1 The Project is required to comply with the Design Guidelines of the proposed Specific Plan No. 2017-187. Compliance with these Project design features would be assured by the City's future review of implementing building permits for compliance with the Specific Plan's design features that would serve to reduce and/or avoid impacts relating to aesthetics.	Project Applicant	City of Menifee Community Development and Building and Safety Departments	Prior to Project approval	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, impacts would be potentially significant if the Project were to conflict with applicable zoning and other regulations governing scenic quality?	Less-than-Significant Impact	City Regulation and Design Requirement CRDR 4.1-1 provided under the discussion and analysis of Threshold a, would apply.	Project Applicant	City of Menifee Community Development and Building and Safety Departments	Prior to Project approval	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Significant Direct Impact	MM 4.1-1 Prior to approval of any improvement plans for the 12.9-acre community park/community center on site that propose sports field lighting exceeding 25 feet in height, the Project Applicant shall prepare and the City of Menifee Building and Safety Department shall approve a Lighting Impact Study (LIS). The required LIS shall demonstrate that the proposed lighting elements would not expose adjacent residential structures or the adjacent Life Care Center building to lighting levels exceeding 0.8 foot-candles during pre-curfew hours (before 11:00 pm) or 0.2 foot-candles during post-curfew hours (after 11:00 pm to dusk) as measured on both the vertical and horizontal planes. If necessary, the required LIS shall identify modifications to the design of the proposed lighting	Project Applicant	City of Menifee Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>elements and/or shall impose operational constraints on the use of the lighting elements (e.g., requiring that all lighting elements be extinguished prior to 11:00 pm) to ensure that the nearby residential and Life Care Center structures are not exposed to lighting levels exceeding 0.8 foot-candles during pre-curfew hours (before 11:00 pm) or 0.2 foot-candles during post-curfew hours (after 11:00 pm to dusk).</p> <p>City Regulations and Design Requirements CRDR 4.1-1 provided under the discussion and analysis of Threshold a, which requires compliance with the Specific Plan Design Guidelines related to lighting, would apply.</p> <p>CRDR 4.1-2 The Project is required to comply with City of Menifee Municipal Code Chapter 6.01, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Municipal Code Chapter 6.01 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce “skyglow” or light pollution that affects day or nighttime views from the Mt. Palomar Observatory (located approximately 31 miles southeast of the Project site in northern San Diego County). Compliance with Municipal Code Chapter 6.01 would ensure the Project does not include light fixtures that would emit light into the night sky and would reduce lighting-related impacts.</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Building and Safety Department</p> <p>City of Menifee Building and Safety Department</p>	<p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p>	
4.2 AIR QUALITY						
Summary of Impacts						
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	Significant Direct and Cumulatively-Considerable Impact	MM 4.2-1 Prior to issuance of building permits, the Project Applicant shall demonstrate that the proposed building components would surpass by a minimum of 5% the 2019 Title 24 performance standards or shall comply with the Title 24 requirements in effect at the time, whichever is more stringent, established under the Building Energy Efficiency Standards contained in	Project Applicant	City of Menifee Building and Safety Division	Prior to issuance of building permits	Significant Direct and Cumulatively-Considerable



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>the California Code of Regulations (CCR), Title 24, Part 6 (Title 24, Title 24 Energy Efficiency Standards).</p> <p>MM 4.2-2 Prior to issuance of building permits, the Project Applicant shall demonstrate that the proposed roofs of the buildings are designed to accommodate maximally sized photovoltaic (PV) solar arrays taking into consideration limitations imposed by other rooftop equipment, roof warranties, building and fire code requirements, and other physical or legal limitations. The Project shall develop each Project building with the necessary electrical system and other infrastructure to accommodate maximally sized PV arrays in the future. The electrical system and infrastructure shall be clearly labeled with noticeable and permanent signage which informs future tenant/purchasers of the existence of this infrastructure.</p> <p>MM 4.2-3 Prior to approval of implementing commercial plot plan(s) within Planning Area 16 of the Legado Specific Plan, the City of Menifee Planning Division shall ensure that the plot plan(s) include a minimum of three (3) electric-vehicle charging stations. The electric-vehicle charging stations also shall be depicted on building plans for implementing development within Planning Area 16. Prior to issuance of occupancy permits for the proposed commercial land uses within Planning Area 16, the City of Menifee Building and Safety Department shall ensure that a minimum of three electric-vehicle charging stations have been installed on-site.</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Building and Safety Division</p> <p>City of Menifee Building and Safety Division</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of occupancy permits</p>	
<u>Threshold b:</u> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	Significant Direct and Cumulatively-Considerable Impact	CRDR 4.2-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Compliance with Rule 403 would ensure dust control measures are	Project Applicant & Project Construction Team	City of Menifee Public Works and Engineering Departments	Prior to grading permit issuance	Significant Direct and Cumulatively-Considerable Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>implemented on the Project site to reduce construction-related air emissions. Prior to grading permit issuance, the City shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Menifee staff or its designee to confirm compliance. These notes also shall be specified in approved bid documents for construction issued to prospective construction contractors.</p> <ul style="list-style-type: none"> o All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. o The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day. o The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less. <p>CRDR 4.2-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, Table of Standards, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 50 grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards. Compliance with Rule 1113 would ensure architectural coatings consist of low VOCs on the Project site to reduce construction-related air emissions. Prior to building permit issuance, the City shall verify that the following note is included on the building plans. Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site</p>	Project Applicant & Construction Team	City of Menifee Building and Safety Department	Prior to building permit issuance	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>reduce air emissions during operation of the Project.</p> <p>CRDR 4.2-6 In conformance with the Legado Specific Plan (Specific Plan No. 2017-187), the Project is required to create pedestrian connections that would be constructed at selected roads as set forth in the Legado Specific Plan (Specific Plan No. 2017-187), in order to provide pedestrian access to the various uses and activity centers within the Project. Facilitating pedestrian access encourages people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity. Furthermore, the mix of uses within the Specific Plan as proposed by the Project acts to reduce travel distances and regional vehicle miles traveled (VMT) by consolidating trips and reducing requirements for multiple trips.</p> <p>CRDR 4.2-7 The Project is required by the Legado Specific Plan (Specific Plan No. 2017-187) to create an NEV network. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). To create an NEV network, the Project shall implement NEV lanes. Compliance with the NEV network requirement in the Legado Specific Plan would ensure the NEV network is installed and would encourage the use of alternative transportation to reduce air emissions during operation of the Project.</p> <p>Mitigation Measures MM 4.2-1 through MM 4.2-3 provided under the discussion and analysis of Threshold a, would apply.</p>	<p>Project Applicant & Project Construction Team</p> <p>Project Applicant</p>	<p>City of Menifee Building and Safety; Community Development; Public Works; and Engineering Departments</p> <p>City of Menifee Engineering and Public Works Departments</p>	<p>Prior to the issuance of construction permits</p> <p>Prior to the issuance of building permits</p>	
<u>Threshold c:</u> Would the Project expose sensitive receptors to substantial pollutant concentrations?	Less-than-Significant Impact	City Regulation and Design Requirements CRDR 4.2-1 provided under the discussion and analysis of Threshold c, would apply.	Project Applicant	City of Menifee Building and Safety Department	Prior to grading permit issuance	Less-Than-Significant Impact
<u>Threshold d:</u> Would the Project result in other emissions (such as those leading to odors) affecting a substantial number of people?	Less-than-Significant Impact	City Regulation and Design Requirements CRDR 4.2-4 provided under the discussion and analysis of Threshold c, would apply.	Project Applicant & Project	City of Menifee Building and Safety; Public Works; and	Prior to the issuance of building permits	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
			Construction Team	Engineering Departments		
4.3 BIOLOGICAL RESOURCES						
Summary of Impacts						
<p><u>Threshold a:</u> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p>	<p>CRDR 4.3-1 The Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, as adopted by the City of Menifee. Fees shall be paid in compliance with Ordinance No. 810.</p> <p>CRDR 4.3-2 The Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 663, as adopted by the City of Menifee. Fees shall be paid in compliance with Ordinance No. 663.</p> <p>CRDR 4.3-3 To ensure compliance with the Western Riverside County MSHCP, the following shall be required:</p> <ul style="list-style-type: none"> o As part of its review of implementing discretionary applications (e.g., building permits), the City of Menifee shall assure that landscaping plans do not include the use of invasive plant species listed in Volume I, Table 6-2 of the MSHCP. o The Project is required to comply with the provisions of the Project's NPDES permit, and the Project's Storm Water Pollution Prevention Program (SWPPP) during construction. Prior to approval of grading permits, the Project's construction contractor shall develop, obtain City approval, and implement a SWPPP to address runoff and potential water quality degradation during construction. Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Planning Division</p> <p>City of Menifee Planning Division</p> <p>City of Menifee (see below)</p> <p>City of Menifee Community Development Department</p> <p>City of Menifee Engineering and Public Works Departments</p>	<p>Prior to grading permit issuance</p> <p>Prior to grading permit issuance</p> <p>Prior to grading or construction permit issuance</p>	<p>Less-than-Significant Impact</p>



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>from storm water and non-storm water discharges during Project construction.</p> <ul style="list-style-type: none"> ○ All construction plans (i.e., grading permits, building permits, etc.) shall include the following note, compliance with which shall be assured by the construction contractor: “Nighttime construction is allowed only with special approval from the City of Menifee. During any nighttime construction activities, all lighting shall direct lighting away from the existing MSHCP conserved lands adjacent to the northwest corner of the Project site.” ○ Prior to issuance of grading or construction permits, the City of Menifee shall review plans to ensure that all lighting along the perimeter of the west boundary of the Project site, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the MSHCP conserved lands. <p>MM 4.3-2 In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance or discing, the Project Applicant shall retain a qualified biologist to perform a subsequent pre-grading burrowing owl survey unrelated to the previous burrowing owl surveys conducted for the Project site. The subsequent pre-grading burrowing owl survey shall occur between dawn and 12 p.m. at all potentially suitable habitat sites within the Project’s limits of disturbance within 30 days prior to Project commencement of any ground-disturbing activities at the Project site. If no owls and/or sign are detected at the time of the subsequent burrowing owl survey, then a pre-construction survey as detailed below shall be implemented. If only burrowing owl sign is detected, and it cannot be discerned whether the species is still occupying the</p>	<p>Project Applicant and Project Biologist</p>	<p>City of Menifee Community Development Department</p> <p>City of Menifee Engineering and Public Works Departments</p> <p>City of Menifee Planning Division</p>	<p>Prior to grading permit issuance</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>site, either (a) additional visit(s) will be performed until it can be determined whether burrowing owl occupies the site or not or (b) assume occupation and implement a Burrowing Owl Management Plan (see below). If additional site visits determine the species is absent, then the pre-construction survey provided below shall only be required; alternatively, if the burrowing owl is confirmed present on-site during the subsequent pre-grading survey, then a Burrowing Owl Management Plan shall be prepared and implemented.</p> <ul style="list-style-type: none"> • <u>Pre-Construction Survey:</u> The pre-construction survey shall be required in the event the subsequent pre-grading surveys confirm the burrowing owl is absent from the Project site and off-site disturbance areas. The survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. If burrowing owls are detected on-site during the pre-construction survey, the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA and Wildlife Agencies (i.e., CDFW and/or USFWS). • <u>Burrowing Owl Management Plan:</u> In the event that burrowing owl is determined to be present during the subsequent pre-grading survey, or in the event that an assumption is made that the burrowing owl occurs on-site, a burrowing owl management plan shall be prepared and implemented in coordination with the Western Riverside County Regional Conservation Authority (RCA) and CDFW that shall detail the acceptable 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>protocol for relocation of owls from the Project site, passively and/or actively. Per the MSHCP, passive relocation may include use of one-way doors or collapse of burrows when owls are present outside of the nesting season; and active relocation may include translocation with translocation sites located in the MSHCP Conservation Area in consultation with the Wildlife Agencies. Per the requirements of the MSHCP translocation sites shall be identified, taking into consideration unoccupied Habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species. Furthermore, a Biological Monitoring Work Plan will be submitted to the City of Menifee and approved prior to the issuance of a grading permit. The Work Plan will outline the details of the daily biological monitoring schedule, BMPs, and the timeline for completing the Burrowing Owl Relocation Plan. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall instead be implemented.</p> <p>A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the City of Menifee Community Development Department for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and ground disturbance activities.</p> <p>MM 4.3-3 Vegetation clearing of each phase of Project construction shall be conducted outside of the nesting season (February 1 through August 31). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting</p>	<p>Project Applicant and Project Biologist</p>	<p>City of Menifee Planning Division</p>	<p>Prior to ground disturbing activities</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>bird survey within seven (7) days prior to any ground disturbance, including discing, demolition activities, and grading. The nesting bird survey shall be submitted to the City of Menifee for review and approval prior to any vegetation clearing and ground disturbing activities during nesting season. If active nests of native species are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Typically established buffers are greater for raptors than songbirds and depend upon the species, the nesting stage, and type of construction activity proposed. The buffer should be 300 feet for raptors and 150 feet for songbirds, unless specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species.</p>				
<p><u>Threshold b:</u> Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p>	<p>MM 4.3-1 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the City of Menifee Planning Division that impacts to 0.68 acre of MSCHP riparian/riverine resources , potential impacts to 0.02 acre of off-site MSHCP riparian/riverine resources (if such impacts would occur), and 0.12 acre of on-site vernal pool resources are mitigated through compensatory preservation at a minimum 3:1 (mitigation: impact) ratio. Mitigation shall occur through one of the following methods: off-site mitigation, targeting in-lieu fee mitigation with a local Resource Conservation District; or payment to another approved mitigation bank. In the event that appropriate mitigation credits are unavailable from an authorized mitigation bank, anywhere locally at the time of purchase, the Project Applicant shall submit a revised DBESP that proposes an alternate mitigation strategy. The alternate mitigation strategy may include an applicant-responsible mitigation in the same watershed. The proposed alternate mitigation would require Wildlife Agency concurrence before impacts to the 0.68 acre of riparian/riverine resources and 0.12 acre of on-site vernal pool resources could occur. Additionally, if</p>	<p>Project Applicant</p>	<p>City of Menifee Planning Division and local Resource Conservation District</p>	<p>Prior to the issuance of grading permits</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		potential impacts to the 0.02 acre of off-site riparian/riverine resources were to occur, the proposed alternate mitigation would require Wildlife Agency concurrence before potential impacts to the 0.02 acre of riparian/riverine resources could occur. Evidence of compliance with this requirement shall be provided prior to the issuance of grading permits. County Regulations and Design Requirements CRDR 4.3-1 through CRDR 4.3-3 provided under the discussion and analysis of Threshold a, would apply.				
<u>Threshold c:</u> Would the Project have a substantial adverse effect on state or protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Significant Direct and Cumulatively-Considerable Impact	MM 4.3-4 Impacts to 0.68 acre of on-site ACOE, RWQCB, and CDFW jurisdiction and potential impacts to 0.02 acre of potential off-site ACOE, RWQCB, and CDFW jurisdiction (if such impacts would occur) shall be mitigated at a minimum 3:1 ratio through off-site mitigation, targeting in-lieu fee mitigation with a local Resource Conservation District (RCD), or other approved mitigation bank.	Project Applicant	California Department of Fish and Wildlife and City of Menifee Community Development Department	Prior to grading permit issuance	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
<u>Threshold e:</u> Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	CRDR 4.3-4 The Project shall comply with the City of Menifee's Tree Preservation Ordinance No. 2015-167 (Municipal Code Chapter 9.86), which provides guidelines for tree removal and tree preservation. Compliance with Ordinance No. 2015-167 would ensure tree removal and tree plantings on-site occur in accordance with the requirements of Ordinance No. 2015-167.	Project Applicant	City of Menifee Engineering and Public Works Departments	Prior to grading permit issuance	No Impact
<u>Threshold f:</u> Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Significant Direct and Cumulatively-Considerable Impact	MM 4.3-5 Prior to the issuance of grading permits, the Project Applicant shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for impacts to 0.68 acre of ACOE and RWQCB	Project Applicant	California Department of Fish and Wildlife and City of Menifee Community Development Department	Prior to grading permit issuance	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		jurisdictional areas on-site and potential impacts to 0.02 acre of potential ACOE and RWQCB jurisdictional areas off-site (if such impacts would occur). MM 4.3-6 Prior to the issuance of grading permits, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the CDFW for impacts to 0.68 acre of CDFW jurisdictional areas on-site and potential impacts to 0.02 acre of potential CDFW jurisdictional areas off-site (if such impacts would occur). City Regulations and Design Requirements CRDR 4.3-1 through CRDR 4.3-3 and Mitigation Measures MM 4.3-1 through MM 4.3-4 provided under the discussion and analysis of Thresholds a and b, would apply.	Project Applicant	California Department of Fish and Wildlife and City of Menifee Community Development Department	Prior to grading permit issuance	Less-than-Significant Impact
			Project Applicant	City of Menifee Community Development Department and Engineering and Public Works Departments	Prior to grading or construction permit issuance	Less-than-Significant Impact

4.4 CULTURAL RESOURCES

Summary of Impacts

<u>Threshold a:</u> Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less-than-Significant	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Significant Direct and Cumulatively-Considerable Impact	MM 4.4-1 If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s). i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Tribal Representative(s) and the Community Development Director to discuss the significance of the find.	Project Applicant and Project Archeologist	City of Menifee Community Development Department	During grading or ground disturbance activities and if any cultural material is found on-site	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Project Applicant and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.”</p> <p>Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Menifee upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p> <p>MM 4.4-2 In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Menifee Community Development Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic</p>	<p>Project Applicant, Project Archeologist and Native American Monitor</p>	<p>City of Menifee Community Development Department</p>	<p>During grading or ground disturbance activities and if any cultural material is found on-site</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.</p> <p>iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.</p> <p>Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Menifee upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p> <p>MM 4.4-3 Prior to issuance of a grading permit the Project Applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The Project Archaeologist and the Tribal Monitor(s) shall manage and oversee monitoring</p>	Project Applicant and Project Archeologist	City of Menifee Community Development Department	Prior to issuance of a grading permit	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal Monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or Tribal Monitors.</p> <p>The Project Applicant shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p> <p>In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The Project Archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p> <p>MM 4.4-4 Tribal Monitor(s) from the Pechanga Band of Luiseño Indians shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The Project Applicant shall retain a qualified Tribal Monitor(s) from the Pechanga Band of Luiseño Indians. Prior to issuance of a grading permit, the Project Applicant shall submit a copy of a signed contract between the above-mentioned Tribe and the Project Applicant for the monitoring of the Project to the City of Menifee Community Development Department and to the Engineering Department. The Tribal 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.</p>	Project Applicant and Native American Monitor	City of Menifee Community Development Department	Prior to issuance of a grading permit	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM 4.4-5 Tribal Monitor(s) from the Soboba Band of Luiseño Indians shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The Project Applicant shall retain a qualified Tribal Monitor(s) from the Soboba Band of Luiseño Indians. Prior to issuance of a grading permit, the Project Applicant shall submit a copy of a signed contract between the above-mentioned Tribe and the Project Applicant for the monitoring of the Project to the City of Menifee Community Development Department and to the Engineering Department. The Tribal 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.</p> <p>MM 4.4-6 Prior to final inspection, the Project Applicant shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).</p> <p>MM 4.4-7 Prior to any grading in the associated areas, the Project Applicant shall meet with the Project Archaeologist and the Consulting Tribe(s)</p>	<p>Project Applicant and Native American Monitor</p> <p>Project Applicant and Project Archeologist</p> <p>Project Applicant</p>	<p>City of Menifee Community Development Department</p> <p>City of Menifee Community Development Department</p> <p>City of Menifee Community</p>	<p>Prior to issuance of a grading permit</p> <p>Prior to final inspection</p> <p>Prior to commencement of construction activities</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>in order to assess CA-RIV 9288 and CA-RIV-9289 to determine the suitability for relocation to a permanent open space area. The Consulting Tribe(s) shall work with the Project Archaeologist, Project Applicant, and the grading contractor or appropriate personnel to ensure that every effort is made to relocate the Features safely and to discuss the most appropriate methods for relocation. Using professional archaeological methods, the milling slicks and ringing stone artifacts associated with Sites RIV-9288 and Site RIV-9289 shall be relocated to the planned open space area in the northeastern portion of the Project site. Furthermore, the rock art site associated with Site P-33-028165 shall be preserved in place within the planned open space area in the northeastern portion of the Project site. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and recorded and the features recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process taken, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report. The site record should clearly indicate that the Features are not in their original location and why they were relocated.</p> <p>MM 4.4-8 Sites CA-RIV-9288 and CA-RIV-9289 will be impacted during grading and construction activities and the soils surrounding them will be disturbed. Prior to any grading in the associated areas, the Project Applicant, the Pechanga Tribe, and the City will formalize a written agreement to identify the area that will be subject to "Controlled Grading" during construction of the Project. The Pechanga Tribe, the Project Applicant, and the City will develop an exhibit that outlines the area subject to controlled grading, and that area will be highlighted on the rough grading plans, precise grading plans or other off-site improvement plans</p>	Project Applicant	<p>Development Department</p> <p>City of Menifee Community Development Department</p>	Prior to any grading in the areas associated with Sites CA-RIV-9288 and CA-RIV-9289	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>that may impact this site. "Controlled Grading" shall include, without limitation, the slow and deliberate excavation and removal of soils employing the smallest reasonable cuts in certain areas using light scrapers (for example Caterpillar 623 or 627), dozers (for example D6-D8), front end loaders, excavators, skip loaders, dump trucks, and motor graders. A controlled grading plan will be monitored by the Project Archeologist and Pechanga Tribal Monitor(s) to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification of resources.</p> <p>Results of all controlled grading activities shall be included in the Phase IV monitoring report.</p>				
<p><u>Threshold c:</u> Would the Project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>Less-than-Significant Impact with Mitigation Incorporated</p>	<p>MM 4.4-9 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to the City of Menifee upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p>	<p>Project Applicant, Project Construction Team, and Project Archeologist</p>	<p>City of Menifee Planning Division</p>	<p>During grading or ground disturbance activities and in the event human remains are discovered on-site</p>	<p>Less-than-Significant Impact</p>
<p>4.5 ENERGY</p>						
<p>Summary of Impacts</p>						



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Threshold a: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less-than-Significant Impact	CRDR 4.5-1 In order to demonstrate compliance with California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3), Idling, signage shall be posted on site restricting idling of construction equipment to a maximum of five (5) minutes. This requirement shall be noted on the Project's grading plans.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of grading permits	Less-than-Significant Impact
		CRDR 4.2-5, CRDR 4.2-6, and CRDR 4.2-7 discussed in Section 4.2, <i>Air Quality</i> , shall apply.	Project Applicant & Project Construction Team	City of Menifee Building and Safety; Community Development; Public Works; and Engineering Departments	Prior to the issuance of building permits	
		CRDR 4.7-1 and CRDR 4.7-2 discussed in Section 4.7, <i>Greenhouse Gas Emissions</i> , shall apply.	Project Applicant	City of Menifee Planning Division, Public Works Department, Engineering Department; and Building and Safety Department	Prior to Project approval; Prior to the issuance of building permits associated with future implementing developments	
		Mitigation Measures MM 4.2-1, MM 4.2-2, and MM 4.2-3 discussed in Section 4.2, <i>Air Quality</i> , shall apply.	Project Applicant	City of Menifee Building and Safety Division	Prior to issuance of building and/or occupancy permits	
		Mitigation Measures MM 4.7-1, MM 4.7-2, MM 4.7-3, MM 4.7-4, and MM 4.7-5, and MM 4.7-6 discussed in Section 4.7, <i>Greenhouse Gas Emissions</i> , shall apply.	Project Applicant	City of Menifee Building and Safety Department	Prior to approval of landscaping plans associated with future implementing development permits; Prior to issuance of building permits for each development phase; Prior to issuance of occupancy permits	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Threshold b: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less-than-Significant Impact	CRDR 4.5-1 discussed above under Threshold a shall apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of grading permits	Less-than-Significant Impact
		CRDR 4.2-5, CRDR 4.2-6, and CRDR 4.2-7 discussed in Section 4.2, <i>Air Quality</i> , shall apply.	Project Applicant & Project Construction Team	City of Menifee Building and Safety; Community Development; Public Works; and Engineering Departments	Prior to the issuance of building permits	
		CRDR 4.7-1 and CRDR 4.7-2 discussed in Section 4.7, <i>Greenhouse Gas Emissions</i> , shall apply.	Project Applicant	City of Menifee Planning Division, Public Works Department, Engineering Department; and Building and Safety Department	Prior to Project approval; Prior to the issuance of building permits associated with future implementing developments	
		Mitigation Measures MM 4.2-1, MM 4.2-2, and MM 4.2-3 discussed in Section 4.2, <i>Air Quality</i> , shall apply.	Project Applicant	City of Menifee Building and Safety Division	Prior to issuance of building and/or occupancy permits	
		Mitigation Measures MM 4.7-1, MM 4.7-2, MM 4.7-3, MM 4.7-4, and MM 4.7-5 and MM 4.7-6 discussed in Section 4.7, <i>Greenhouse Gas Emissions</i> , shall apply.	Project Applicant	City of Menifee Building and Safety Department	Prior to approval of landscaping plans associated with future implementing development permits; Prior to issuance of building permits for each development phase; Prior to issuance of occupancy permits	
4.6 GEOLOGY AND SOILS						
Summary of Impacts						
Threshold a: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Significant Direct Impact	CRDR 4.6-1 The Project is required to comply with the provisions of the California Building Code (California Code of Regulations, Title 24). Compliance with Title 24 would ensure	Project Applicant	City of Menifee Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Geotechnical Evaluation. The following recommendations shall be considered preliminary and may be revised within the future grading plan review report or based on the actual conditions encountered during site grading.</p> <p><u>Site Preparation</u> Prior to grading of areas to receive structural fill or engineered improvements, the areas shall be cleared of existing asphalt, surface obstructions, and demolition debris. Vegetation and debris shall be removed and properly disposed of off-site. Holes resulting from the removal of buried obstructions, which extend below proposed finish grades, shall be replaced with suitable compacted fill material.</p> <p>If cesspools or septic systems are encountered they shall be removed in their entirety. The resulting excavation shall be backfilled with properly compacted fill soils. As an alternative, cesspools may be backfilled with lean sand-cement slurry. Any encountered wells shall be properly abandoned in accordance with regulatory requirements. At the conclusion of the clearing operations, a representative of LGC Geotechnical shall observe and accept the site prior to further grading.</p> <p><u>Removal Depths and Limits</u> In order to provide relatively uniform bearing conditions for the planned improvements, a minimum removal depth of approximately 2 to 6 feet below existing grade, or 1-foot below the deepest footing, whichever is deeper shall be adhered to. Where</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>practical, the envelope for removals shall extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements. Refer to the Geotechnical Map, Sheet 1, for details.</p> <p>For retaining walls, free-standing walls, and screen walls, removals shall extend at least 2 feet beneath the existing grade or 1-foot beneath the base of foundations, whichever is deeper. Within pavement and hardscape areas, removals shall extend to a depth of at least 2 feet below existing grades. Removals within areas of design cut (relative to pavement subgrade) shall be performed to a depth that is a minimum of 2 feet below existing grades or 1-foot below pavement subgrade, whichever is deeper. In general, the envelope for over-excavation shall extend laterally a minimum distance of 2 feet beyond the edges of the proposed improvements.</p> <p>Local conditions may be encountered during excavation that could require additional removals beyond the above-noted minimums in order to obtain an acceptable subgrade. The actual depths and lateral extents of grading shall be determined by the Geotechnical Consultant, based on subsurface conditions encountered during grading. Several methods will be utilized in determining the suitability of the material observed in the removal bottom excavations. Visual observation of material, how it performs as the construction equipment passes over it, probing and occasional field density testing of the removal bottoms will be performed by our field</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>technician and/or field geologist. When field density test data is utilized for approval of native material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable. Removal areas shall be accurately staked in the field by the Project Surveyor.</p> <p><u>Temporary Excavations</u> Temporary excavations shall be performed in accordance with Project plans, specifications, and all Occupational Safety and Health Administration (OSHA) requirements. Excavations shall be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter.</p> <p>During the field evaluation conducted by LGC, the majority of the site soils upper approximate 5 feet are anticipated to be OSHA Type “C” soils (refer to the attached boring logs included in the Geotechnical Evaluation). Soil conditions shall be regularly evaluated during construction to verify conditions are as anticipated. The Contractor shall be responsible for providing the “competent person” required by OSHA standards to evaluate soil conditions. Sandy soils are present and shall be considered susceptible to caving. Close coordination with the Geotechnical Consultant shall be maintained to facilitate construction while providing safe excavations. Excavation safety is the sole responsibility of the Contractor.</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Vehicular traffic, stockpiles, and equipment storage shall be set back from the perimeter of excavations a distance equivalent to a 1:1 projection from the bottom of the excavation. Once an excavation has been initiated, it shall be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations shall be planned so that they are not initiated without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain. It should be noted that any excavation that extends below a 1:1 (horizontal to vertical) projection of an existing foundation will remove existing support of the structure foundation. If requested, temporary shoring parameters shall be provided.</p> <p><u>Removal Bottoms and Subgrade Preparation</u> Removal bottoms shall consist of dense alluvial fan deposit or competent bedrock. In general, removal bottom areas and any areas to receive compacted fill shall be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition, and re-compacted per project recommendations. Removal bottoms and areas to receive fill shall be observed and accepted by the Geotechnical Consultant prior to subsequent fill placement.</p> <p><u>Material for Fill</u> From a geotechnical perspective, the on-site soils are generally considered suitable for use as general compacted fill, provided they are screened of organic materials, construction debris</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>and oversized material (8 inches in greatest dimension). Generation of oversize material should be anticipated. For fill depths less than 10 feet below proposed finish grade, oversize material shall be removed from site fills and/or crushed into smaller pieces (less than 8 inches in greatest dimension) and well-blended into fill soils. As an alternative, a deeper excavation may be performed in order to create an area with fill deeper than 10 feet for disposal of oversize material in accordance with Appendix E of the Geotechnical Evaluation. Additionally, oversize material may be placed in “non-structural” areas such as proposed passive park areas. Oversize material placed in nonstructural areas shall be clearly delineated as “non-structural” and potential long-term settlement shall be anticipated in these areas.</p> <p>From a geotechnical viewpoint, any required import soils for general fill (i.e., non-retaining wall backfill) shall consist of clean, granular soils of “Very Low” to “Low” expansion potential (expansion index 50 or less based on ASTM D 4829), and generally free of organic materials, construction debris and material greater than 8 inches in maximum dimension. Import for required retaining wall backfill shall meet the criteria outlined in the following paragraph. Source samples shall be provided to the Geotechnical Consultant for laboratory testing a minimum of four working days prior to planned importation.</p> <p>Retaining wall backfill shall consist of sandy soils with a maximum of 35 percent fines (passing the No. 200</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>sieve) per American Society for Testing and Materials (ASTM) Test Method D1140 (or ASTM D6913/D422) and a “Very Low” expansion potential (EI of 20 or less per ASTM D4829). Soils shall also be screened of organic materials, construction debris, and material greater than 3 inches in maximum dimension. The site may contain soils that are not suitable for retaining wall backfill due to their fines content or due to oversize materials, therefore select grading and stockpiling or import may be required by the contractor for obtaining suitable retaining wall backfill soil.</p> <p>Aggregate base (crushed aggregate base or crushed miscellaneous base) shall conform to the requirements of Section 200-2 of the Standard Specifications for Public Works Construction (“Greenbook”) for untreated base materials (except processed miscellaneous base) or Caltrans Class 2 aggregate base.</p> <p><i>Placement and Compaction of Fills</i> Material to be placed as fill shall be brought to near-optimum moisture content (generally between optimum and 2 percent above optimum moisture content) and recompact to at least 90 percent relative compaction (per ASTM D1557). Significant moisture conditioning of on-site soils shall be required in order to achieve adequate compaction. The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill shall be placed in uniform lifts not exceeding 8 inches in</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>compacted thickness. Each lift shall be thoroughly compacted and accepted prior to subsequent lifts. Generally, placement and compaction of fill shall be performed in accordance with local grading ordinances and with observation and testing performed by the geotechnical consultant.</p> <p>During backfill of excavations, the fill shall be properly benched into firm and competent soils of temporary backcut slopes as it is placed in lifts.</p> <p>Aggregate base material shall be compacted to at least 95 percent relative compaction at or slightly above optimum moisture content per ASTM D1557. Subgrade below aggregate base shall be compacted to at least 90 percent relative compaction per ASTM D1557 at or slightly above optimum moisture content.</p> <p><u>Trench and Retaining Wall Backfill and Compaction</u> The on-site soils may generally be suitable as trench backfill, provided the soils are screened of material greater than 6 inches in diameter, and organic matter. If trenches are shallow or the use of conventional equipment may result in damage to the utilities, sand having a Sand Equivalent (SE), per Caltrans Test Method (CTM) 217, of 30 or greater may be used to bed and shade the pipes. Sand backfill within the pipe bedding zone may be densified by jetting or flooding and then tamping to ensure adequate compaction. Subsequent trench backfill shall be compacted in uniform thin lifts by mechanical means to at least the</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>recommended minimum relative compaction (per ASTM D1557).</p> <p>Retaining wall backfill shall consist of sandy soils as outlined in preceding Section, <i>Material for Fill</i>. The limits of select sandy backfill shall extend at minimum ½ the height of the retaining wall or the width of the heel (if applicable), whichever is greater (Refer to Figure 2, of the Geotechnical Evaluation). Retaining wall backfill soils shall be compacted in relatively uniform thin lifts to at least 90 percent relative compaction (per ASTM D1557). Jetting or flooding of retaining wall backfill materials shall not be permitted.</p> <p>A representative from LGC Geotechnical shall observe, probe, and test the backfill to verify compliance with the Project recommendations.</p> <p><i>Shrinkage and Bulking</i> Volumetric changes in earth quantities will occur when excavated on-site earth materials are replaced as properly compacted fill. Table 3 of the Geotechnical Evaluation depicts an estimate of shrinkage and bulking factors for the various geologic units found on-site.</p> <p>Subsidence due to earthwork equipment is expected to be on the order of 0.1 to 0.2 feet. It shall be stressed that these values are only estimates and that actual shrinkage factors are extremely difficult to predict. The effective shrinkage of on-site soils will depend primarily on the type of compaction equipment and method of compaction used on-site by</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>the contractor. Additionally, the on-site geology is very complex; the above estimates are generalized groupings of similar lithologies and shall be expected to vary across the site and with depth. The above shrinkage estimates are intended as an aid for others in determining preliminary earthwork quantities. However, these estimates shall be used with some caution since they are not absolute values.</p> <p>Contingencies shall be made for balancing earthwork quantities based on actual shrinkage and subsidence that occurs during grading. If importing/exporting a large volume of soils is not considered feasible or economical, a balance area shall be designated on-site that can fluctuate up or down based on the actual volume of soil. The balance area, if needed, shall be able to accommodate on the order of 5 percent (plus or minus) of the total grading volume be considered.</p> <ul style="list-style-type: none"> <p><u>Preliminary Foundation Recommendations</u> Preliminary conventional and post-tensioned foundation measures are provided in the following sections. Please note that the following foundation measures are preliminary and must be confirmed by LGC Geotechnical at the completion of Project plans (i.e., foundation, grading and site layout plans) as well as completion of earthwork. At the completion of grading, if soils with a different expansion potential (EI greater than 50) are encountered, updated geotechnical foundation recommendations shall be provided.</p> 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p><u>Provisional Conventional Foundation Design Parameters</u> Conventional foundations may be designed in accordance with Wire Reinforcement Institute (WRI) procedure for slab-on-ground foundations per Section 1808 of the 2016 CBC to resist expansive soils. The following preliminary soil parameters may be used:</p> <ul style="list-style-type: none"> • Effective Plasticity Index: 20 • Climatic Rating: Cw = 15 • Reinforcement: Per structural designer. • Minimum Perimeter Footing Depth: 15 inches below lowest adjacent grade. • Moisture condition (presoak) slab subgrade to 100% of optimum moisture content to a minimum depth of 12 inches prior to trenching. <p>The recommended moisture content shall be maintained up to the time of concrete placement.</p> <p><u>Provisional Post-Tensioned Foundation Design Parameters</u> The geotechnical parameters provided in Table 4 of the Geotechnical Evaluation may be used for post-tensioned slab foundations. These parameters have been determined in general accordance with the Post-Tensioning Institute (PTI) Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils referenced in Chapter 18 of the 2016 CBC. In utilizing these parameters, the Foundation Engineer shall design the foundation system in accordance with the allowable deflection criteria of applicable codes and the requirements</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>of the structural designer/architect. Other types of stiff slabs may be used in place of the CBC post-tensioned slab design provided that, in the opinion of the Foundation Structural Designer, the alternative type of slab is at least as stiff and strong as that designed by the CBC/PTI method to resist expansive soils.</p> <p>The design parameters are recommended based on the anticipated nature of the soil (with respect to expansion potential). Please note that implementation of the design parameters will not eliminate foundation movement (and related distress) should the moisture content of the subgrade soils fluctuate. It is the intent of these recommendations to help maintain the integrity of the proposed structures and reduce (not eliminate) movement, based upon the anticipated site soil conditions. Should future owners not properly maintain the areas surrounding the foundation, for example by overwatering, then highly expansive soils are anticipated at the maximum differential movement of the perimeter of the foundation to the center of the foundation to be on the order of a couple of inches. Soils of lower expansion potential are anticipated to show less movement.</p> <p><u>Foundation Subgrade Preparation and Maintenance</u> Moisture conditioning of the subgrade soils shall be required prior to trenching the foundation. The recommendations specific to the anticipated site soil conditions are presented herein. The subgrade moisture condition of the building pad soils shall be maintained</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>at near-optimum moisture content up to the time of concrete placement. This moisture content shall be maintained around the immediate perimeter of the slab during construction and up to occupancy of the homes.</p> <p>The geotechnical parameters provided herein assume that if the areas adjacent to the foundation are planted and irrigated, these areas will be designed with proper drainage and adequately maintained so that ponding, which causes significant moisture changes below the foundation, does not occur. Mitigation Measures herein do not account for excessive irrigation and/or incorrect landscape design. Plants shall only be provided with sufficient irrigation for life and not overwatered to saturate subgrade soils. Sunken planters placed adjacent to the foundation, shall either be designed with an efficient drainage system or liners to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters.</p> <p>In addition to the factors mentioned above, future homeowners shall be made aware of the potential negative influences of trees and/or other large vegetation. Roots that extend near the vicinity of foundations can cause distress to foundations. Future homeowners (and the owner's landscape architect) shall not plant trees/large shrubs closer to the foundations than a distance equal to half the mature height of the tree or 20 feet, whichever is more conservative unless specifically provided with root</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>barriers to prevent root growth below the house foundation.</p> <p>It is the homeowner’s responsibility to perform periodic maintenance during hot and dry periods to ensure that adequate watering has been provided to keep soils from separating or pulling back from the foundation. Future homeowners shall be informed and educated regarding the importance of maintaining a constant level of soil-moisture. The homeowners shall be made aware of the potential negative consequences of both excessive watering, as well as allowing potentially expansive soils to become too dry. Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season or when irrigation is resumed. This can result in distress to building structures and hardscape improvements. The builder shall provide these recommendations to future homeowners.</p> <p><i>Slab Underlayment Guidelines</i> Post-construction moisture migration shall be expected below the foundation. The Foundation Engineer/Architect shall determine whether the use of a capillary break (sand or gravel layer), in conjunction with the vapor retarder, is necessary or required by code. Sand layer thickness and location (above and/or below vapor retarder) shall also be determined by the Foundation Engineer/Architect.</p> <ul style="list-style-type: none"> • <u>Soil Bearing and Lateral Resistance</u> Provided the provisions of the earthwork-related provisions of the Mitigation Measure are implemented, an allowable soil bearing pressure of 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>2,000 pounds per square foot (psf) may be used for the design of footings having a minimum width of 12 inches and minimum embedment of 15 inches below lowest adjacent ground surface. This value may be increased by 400 psf for each additional foot of embedment and 400 psf for each additional foot of foundation width to a maximum value of 2,500 psf. These allowable bearing pressures are applicable for level (ground slope equal to or flatter than 5H:1V) conditions only. Bearing values indicated are for total dead loads and frequently applied live loads and may be increased by 1/3 for short duration loading (i.e., wind or seismic loads).</p> <p>In utilizing the above-mentioned allowable bearing capacity, and provided the earthwork-related provisions of the Mitigation Measure are implemented, foundation settlement due to static loads is anticipated to be 1 inch. Differential settlement may be taken as 1/2-inch over a horizontal span of 40 feet.</p> <p>Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. For concrete/soil frictional resistance, an allowable coefficient of friction of 0.35 may be assumed with dead-load forces. An allowable passive lateral earth pressure of 270 psf per foot of depth (or pcf) to a maximum of 2,700 psf may be used for the sides of footings poured against properly compacted fill. Allowable passive pressure may be increased to 360 pcf (maximum of 3,600 psf) for short duration seismic loading. This passive</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>pressure is applicable for level (ground slope equal to or flatter than 5H:1V) conditions. Frictional resistance and passive pressure may be used in combination without reduction. The upper foot of passive resistance shall be neglected if finished grade will not be covered with concrete or asphalt. The provided allowable passive pressures are based on a factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively.</p> <ul style="list-style-type: none"> <p><u>Foundation Setback from Top-of-Slope and Bottom-of-Slope</u> Foundations shall have adequate setback from top and bottom of slopes. Per the 2016 CBC, the minimum top-of-slope setback shall be H/3, with a maximum required setback of 40 feet, where H is the total height of the slope. This distance is measured horizontally from the outside bottom edge of the footing to the slope face. As an alternative to moving the building footprint, setback requirements may be accomplished by deepened footings or deep foundations. The minimum bottom-of-slope setback shall be H/2, with a maximum required setback of 15 feet. Refer to Chapter 18 of the 2016 CBC.</p> <p><u>Lateral Earth Pressures for Retaining Walls</u> The following lateral earth pressures may be used for the preliminary design of the subject site retaining walls up to approximately 6 feet in height.</p> <p>Lateral earth pressures for approved sandy soils which meet indicated Project requirements are provided below. Lateral earth pressures are</p> 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>provided as equivalent fluid unit weights, in psf per foot of depth (or pcf). These values do not contain an appreciable factor of safety; thus, the retaining wall designer shall apply the applicable factors of safety and/or load factors during design. A soil unit weight of 125 pcf may be assumed for calculating the actual weight of soil over the wall footing.</p> <p>The following lateral earth pressures are presented in Table 5 of the Geotechnical Evaluation for approved granular soils a maximum of 35 percent fines (passing the No. 200 sieve per ASTM D1140) and an Expansion Index of 20 or less per ASTM D4829. The retaining wall designer shall clearly indicate on the retaining wall plans the required sandy soil backfill. It should be noted that select grading and/or import will be required for the Project. The lateral earth pressures provided above may be increased by a factor of 1.5 for a 2:1 (horizontal to vertical) sloping backfill condition.</p> <p>If the wall can yield enough to mobilize the full shear strength of the soil, it can be designed for “active” pressure. If the wall cannot yield under the applied load, the earth pressure will be higher. This shall include 90-degree corners of retaining walls. Such walls shall be designed for “at-rest.” The equivalent fluid pressure values assume free-draining conditions. If conditions other than those assumed above are anticipated, the equivalent fluid pressure values shall be provided on an individual-case basis by the Geotechnical Engineer.</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Surcharge loading effects from any adjacent structures shall be evaluated by the retaining wall designer. In general, structural loads within a 1:1 (horizontal to vertical) upward projection from the bottom of the proposed retaining wall footing will surcharge the proposed retaining wall. In addition to the recommended earth pressure, retaining walls adjacent to streets shall be designed to resist a uniform lateral pressure of 100 psf due to normal street vehicle traffic, if applicable. The retaining wall designer shall contact the Geotechnical Engineer for any required geotechnical input in estimating surcharge loads.</p> <p>If required, the retaining wall designer may use a seismic lateral earth pressure increment of 5 pcf. This increment shall be applied in addition to the provided static lateral earth pressure using a triangular distribution with the resultant acting at H/3 in relation to the base of the retaining structure (where H is the retained height). Per Section 1803.5.12 of the 2016 CBC, the seismic lateral earth pressure is applicable to structures assigned to Seismic Design Category D through F for retaining wall structures supporting more than 6 feet of backfill height. This seismic lateral earth pressure is estimated using the procedure outlined by the Structural Engineers Association of California.</p> <p>Retaining wall structures shall be provided with appropriate drainage and appropriately waterproofed. To reduce, but not eliminate, saturation of near-surface (upper approximate 1-foot) soils in front of the retaining walls, the perforated subdrain pipe shall be</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>located as low as possible behind the retaining wall. The outlet pipe shall be sloped to drain to a suitable outlet. In general, and where feasible, retaining wall outlet pipes shall not be connected to area drains. If subdrains are connected to area drains, special care and information shall be provided to homeowners to maintain these drains. Typical retaining wall drainage is illustrated in Figure 2 of the Geotechnical Evaluation. It shall be noted that the recommended subdrain does not provide protection against seepage through the face of the wall and/or efflorescence. Efflorescence is generally a white crystalline powder (discoloration) that results when water containing soluble salts migrates over a period of time through the face of a retaining wall and evaporates. If such seepage or efflorescence is undesirable, retaining walls shall be waterproofed to reduce this potential.</p> <p>Soil bearing and lateral resistance (friction coefficient and passive resistance) are provided in Mitigation Section, <i>Soil Bearing and Lateral Resistance</i>. Earthwork considerations (temporary backcuts, backfill, compaction, etc.) for retaining walls are provided in Mitigation Section, <i>Site Earthwork</i>, and the subsequent earthwork related sub-sections.</p> <ul style="list-style-type: none"> • <u>Control of Surface Water and Drainage Control</u> From a geotechnical perspective, compacted finished grade soils adjacent to proposed residences shall be sloped away from the proposed residence and towards an approved drainage device or unobstructed swale, 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>where feasible. Drainage swales, wherever feasible, shall not be constructed within 5 feet of buildings. Where lot and building geometry necessitates that the side yard drainage swales be routed closer than 5 feet to structural foundations, the use of area drains together with drainage swales shall be used, if feasible. Drainage swales used in conjunction with area drains shall be designed by the Project Civil Engineer so that a properly constructed and maintained system will prevent ponding within 5 feet of the foundation.</p> <p>Planters with open bottoms adjacent to buildings shall be avoided. Planters shall not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Overwatering must be avoided.</p> <ul style="list-style-type: none"> • <u>Subsurface Water Infiltration</u> Regulatory requirements mandate that storm water be infiltrated below grade rather than collected in a conventional storm drain system. Typically, a combination of methods are implemented to reduce surface water runoff and increase infiltration including; permeable pavements/pavers for roadways and walkways, directing surface water runoff to grass-lined swales, retention areas, and/or drywells, etc. <p>It shall be noted that collecting and concentrating surface water for the purpose of intentionally infiltrating below grade conflicts with the geotechnical engineering objective of directing surface water away from</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>slopes, structures and other improvements. The geotechnical stability and integrity of a site is reliant upon appropriately handling surface water. In general, surface water shall not be intentionally infiltrated into the subsurface soils. The developed Project site will consist of compacted fill over dense formational materials. As such, surface water shall not be intentionally infiltrated into subsurface soils on the Project site.</p> <ul style="list-style-type: none"> • <u>Preliminary Asphalt Concrete Pavement Sections</u> Preliminary testing of the Project site indicated an R-Value of 57. The following provisional minimum asphalt concrete (AC) street sections are provided in Table 6 of the Geotechnical Evaluation based on an assumed R-Value of 40 for Traffic Indices (TI) of 5.5 (or less) and 6.0. These mitigation measures shall be confirmed with R-Value testing of representative near-surface soils at the completion of grading and after underground utilities have been installed and backfilled. Final street sections shall be confirmed by the Project Civil Engineer based upon the final design Traffic Index. If requested, LGC Geotechnical will provide sections for alternate TI values. <p>Due to anticipated construction traffic prior to the completion of the Project, if feasible, the total thickness (base course and capping course) of asphalt concrete shall be placed at essentially the same time. Construction traffic loading on only the base course of the asphalt concrete will increase the potential for pavement distress. It shall be noted that construction traffic such</p>				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>as concrete trucks will likely exceed traffic loading after completion of construction. An alternative (i.e., placement of the asphalt concrete capping course at the completion of construction) is to increase the total asphalt concrete thickness indicated above by 1-inch.</p> <p>The thicknesses indicated in this Mitigation Measure are for minimum thicknesses. Increasing the thickness of any or all of the above layers will reduce the likelihood of the pavement experiencing distress during its service life. The above measures are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur through the design life of the pavement. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the pavement.</p> <p>Earthwork recommendations regarding aggregate base and subgrade are provided in the previous Mitigation Section, <i>Site Earthwork</i>.</p> <ul style="list-style-type: none"> • <u>Nonstructural Concrete Flatwork</u> Nonstructural concrete flatwork (such as walkways, bicycle trails, patio slabs, etc.) have a potential for cracking due to changes in soil volume related to soil-moisture fluctuations. If feasible and desired, to reduce the potential for excessive cracking and lifting, concrete shall be designed in accordance with the minimum guidelines outlined in Table 7 of the Geotechnical Evaluation. These guidelines will reduce the potential for irregular cracking and promote cracking along construction 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>joints, but will not eliminate all cracking or lifting. Thickening the concrete and/or adding additional reinforcement will further reduce cosmetic distress.</p> <ul style="list-style-type: none"> <li data-bbox="806 483 1192 797"> <p>• <u>Pre-Construction Documentation and Construction Monitoring</u> A program of documentation and monitoring shall be drafted and considered before the onset of any earthwork. The documentation and monitoring shall include detailed documentation of the existing improvements, buildings, and utilities around the area of proposed grading, with particular attention to any distress that is already present prior to the start of work.</p> <li data-bbox="806 824 1192 1263"> <p>• <u>Geotechnical Plan Review</u> When available, grading and foundation plans shall be reviewed by LGC Geotechnical in order to verify the geotechnical Mitigation Measures are implemented. Updated recommendations and/or additional field work may be necessary. Grading, foundation, any other improvement plans, and final Project drawings shall be reviewed by LGC Geotechnical prior to construction to verify that the geotechnical recommendations, provided herein as Mitigation Measure MM 4.6-1, have been appropriately incorporated. Additional or modified geotechnical recommendations may be required based on the proposed design.</p> <li data-bbox="806 1291 1192 1409"> <p>• <u>Geotechnical Observation and Testing During Construction</u> The recommendations provided in the Geotechnical Evaluation, incorporated herein as Mitigation Measure MM 4.6-</p> 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>1 are based on limited subsurface observations and geotechnical analysis. The interpolated subsurface conditions shall be verified in the field during construction by a representative of LGC Geotechnical. Geotechnical observation and/or testing shall be performed by LGC Geotechnical at the following stages:</p> <ul style="list-style-type: none"> • During grading (removal bottoms, fill placement, etc); • During utility trench and retaining wall backfill and compaction; • After presoaking building pads and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete; • Preparation of pavement subgrade and placement of aggregate base; • After building and wall footing excavation and prior to placing reinforcement and/or concrete; and • When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report. 				
Threshold b: Would the Project result in substantial soil erosion or the loss of topsoil?	Less-than-Significant Impact	<p>CRDR 4.6-3 The Project is required to comply with the provisions of the Project's NPDES permit, and the Project's SWPPP for construction activities. Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges during construction of the Project.</p> <p>CRDR 4.6-4 The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities. Compliance with Rule 403 would ensure dust control measures are</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to grading permit issuance	Less-than-Significant Impact
			Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to grading permit issuance	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		implemented on the Project site to reduce construction-related geology impacts.				
Threshold c: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Significant Direct Impact	Mitigation Measure 4.6-1 provided under the discussion and analysis of Threshold a, would apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to the issuance of grading permits	Less-than-Significant Impact
Threshold d: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Significant Direct Impact	Mitigation Measure 4.6-1 provided under the discussion and analysis of Threshold a, would apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to the issuance of grading permits	Less-than-Significant Impact
Threshold e: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
Threshold f: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Significant Direct and Cumulatively-Considerable Impact	MM 4.6-2 Prior to the issuance of grading permits, the Project Applicant shall provide a Paleontological Resources Impact Mitigation Program (PRIMP). The following information shall be provided at a minimum in the PRIMP, in addition to other industry standards and Society of Vertebrate Paleontology standards: I) Description of the proposed site and planned grading operations; II) Description of the level of monitoring required for all earth-moving activities; III) Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring; IV) Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens; V) Direction for any fossil discoveries to be immediately reported to the property owner who	Project Applicant	City of Menifee Planning Division	Prior to grading permit issuance	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>in turn will immediately notify the Community Development Department of the discovery;</p> <p>VI) Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays;</p> <p>VII) Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates;</p> <p>VIII) Procedures and protocol for collecting and processing of samples and specimens;</p> <p>IX) Fossil identification and curation procedures to be employed;</p> <p>X) Identification of the permanent repository to receive any recovered fossil material;</p> <p>XI) All pertinent exhibits, maps and references;</p> <p>XII) Procedures for reporting of findings; and</p> <p>XIII) Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the City that such funding has been paid to the institution.</p> <p>All reports shall be signed by the Project Paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the Community Development Department along with a copy of this Mitigation Measure and the grading plan for appropriate case processing and tracking.</p> <p>MM 4.6-3 Prior to the issuance of grading permits, the Project Applicant shall retain a qualified Project Paleontologist or Paleontological</p>	Project Applicant	City of Menifee Planning Division	Prior to grading permit issuance	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Monitor to manage and oversee mass grading and excavation activities in areas identified as having a “high” sensitivity to contain paleontological resources. Monitoring shall occur in accordance with the approved PRIMP required pursuant to Mitigation Measure MM 4.11-1. Monitoring shall be conducted full-time in areas of grading or excavation in undisturbed surficial exposures of Old and Very Old Alluvial Deposits, as shown on Figure 2 (Geology Map) of the Project’s Paleontological Resources Assessment (Technical Appendix F3). Paleontological monitors shall be equipped to salvage fossils as they are unearthed to minimize construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. Ground-disturbing activities in rocks with no paleontological sensitivity (the Granodiorite to Tonalite of the Domenigoni Valley Pluton, Gabbro, or Intermixed Mesozoic Schist and Cretaceous Granitic Rocks) do not require paleontological monitoring. The Project Applicant shall provide written verification that a City of Menifee-certified Paleontologist or Paleontological Monitor has been retained to manage and oversee mass grading and excavation activities in areas identified as having a “high” sensitivity to contain paleontological resources. This verification shall be presented in a letter from the Paleontologist or Paleontological Monitor to the City of Menifee Planning Division.</p> <p>MM 4.6-4 In the event that a previously unidentified paleontological resource is discovered on the Project site, the Paleontological Monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a Paleontological Monitor is not present, work in the immediate area of the find shall be redirected and a Paleontologist shall be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field. Preparation</p>	Project Applicant and Project Paleontologist	City of Menifee Planning Division	In the event that a previously unidentified paleontological resource is discovered on the Project site (prior to certificated of occupancy permits)	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. Any and all fossils encountered during Project grading activities will be deposited at a museum repository, such as the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. Evidence of compliance with this mitigation measure, if a paleontological resource is found, shall be provided to the City of Menifee prior the issuance of any certificate of occupancy if such resources are found on-site.</p> <p>MM 4.6-5 If any paleontological material is discovered on the property, all paleontological material collected during the grading monitoring program shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections at the Western Science Center, or other approved museum repository. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. Evidence of compliance with this mitigation measure shall be provided to the City of Menifee Planning Division in the form of a report of findings by the Project Paleontologist to document the results of the monitoring program and indicate the curation facility received the paleontological materials and that all fees have been paid.</p> <p>MM 4.6-6 Prior to the issuance of the first certificate of occupancy, in the event any resources are found on-site during construction activities, a</p>	<p>Project Applicant and Project Paleontologist</p> <p>Project Applicant</p>	<p>City of Menifee Planning Division</p> <p>City of Menifee Planning Division</p>	<p>If any paleontological material is discovered on the property (prior to certificate of occupancy permits)</p> <p>Prior to the first certificate of occupancy issuance</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		final monitoring and mitigation report of findings and significance documenting the field and analysis results, and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City of Menifee. The report shall include (at a minimum) the following: lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. A final copy of the report shall be submitted to the City of Menifee Planning Division and the Project Applicant.				

4.7 GREENHOUSE GAS EMISSIONS

Summary of Impacts						
Threshold a: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Cumulatively-Considerable Impact	<p>CRDR 4.7-1 Pedestrian connections, as set forth in the Legado Specific Plan (Specific Plan No. 2017-187), shall be constructed at selected roads within the Project, providing pedestrian access to the various uses and activity centers within the Project. Facilitating pedestrian access encourages people to walk instead of drive. The Project shall not impose barriers to pedestrian access and interconnectivity. Furthermore, the mix of uses within the Specific Plan as proposed by the Project would reduce travel distances and regional vehicle miles traveled (VMT) by consolidating trips and reducing requirements for multiple trips.</p> <p>CRDR 4.7-2 The Project is required by the Legado Specific Plan (Specific Plan No. 2017-187) to create an NEV network. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). To create an NEV network, the Project will implement NEV lanes. Compliance with the NEV network requirement in the Legado Specific Plan would ensure the NEV network is installed and would encourage the use of alternative transportation to reduce GHG emissions during operation of the Project.</p>	Project Applicant	City of Menifee Planning Division	Prior to Project approval	Significant and Unavoidable Cumulatively-Considerable Impact
			Project Applicant	City of Menifee Planning Division, Public Works Department, Engineering Department	Prior to the issuance of building permits associated with future implementing developments	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>contained in the City’s water efficient landscape requirements. In addition, the City shall review building permit application to ensure the following requirement is implemented:</p> <ul style="list-style-type: none"> o The City shall review building plans to require that all faucets, high-efficiency toilets (HETs), and other plumbing fixtures are EPA Certified WaterSense labeled or equivalent. <p>MM 4.7-3 Prior to issuance of building permits the Project Applicant shall demonstrate that the proposed building components would surpass by a minimum of 5% the 2019 Title 24 performance standards or shall comply with the Title 24 requirements in effect at the time, whichever is more stringent, established under the Building Energy Efficiency Standards contained in the California Code of Regulations (CCR), Title 24, Part 6 (Title 24, Title 24 Energy Efficiency Standards).</p> <p>MM 4.7-4 Prior to issuance of building permits, the Project Applicant shall demonstrate that the proposed roofs of the buildings are designed to accommodate maximally sized photovoltaic (PV) solar arrays taking into consideration limitations imposed by other rooftop equipment, roof warranties, building and fire code requirements, and other physical or legal limitations. The Project shall develop each Project building with the necessary electrical system and other infrastructure to accommodate maximally sized PV arrays in the future. The electrical system and infrastructure shall be clearly labeled with noticeable and permanent signage which informs future tenant/purchasers of the existence of this infrastructure.</p> <p>MM 4.7-5 Prior to approval of implementing commercial plot plan(s) within Planning Area 16 of the Legado Specific Plan, the City of Menifee Planning Division shall ensure that the plot plan(s)</p>	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Building and Safety Department</p> <p>City of Menifee Building and Safety Department</p> <p>City of Menifee Building and Safety Department</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of occupancy permits and verified during Project review</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>include a minimum of three (3) electric-vehicle charging stations. The electric-vehicle charging stations also shall be depicted on building plans for implementing development within Planning Area 16. Prior to issuance of occupancy permits for the proposed commercial land uses within Planning Area 16, the City of Menifee Building and Safety Department shall ensure that a minimum of three electric-vehicle charging stations have been installed on-site.</p> <p>MM 4.7-6 Prior to issuance of building permits associated with future implementing development permits, the City shall review building permit applications to ensure the following requirements are provided:</p> <ul style="list-style-type: none"> • Energy-related: <ul style="list-style-type: none"> o Install programmable thermostat timers; o Establish on-site renewable energy systems, including solar power and wind power for the residential uses; o Limit outdoor lighting requirements in accordance with City of Menifee lighting requirements; o Reduce unnecessary outdoor lighting by utilizing design features such as limiting the house of operation of outdoor lighting through use of photocell sensor technology on lighting; and o Provide education on energy efficient to residents, customers, and/or tenants as part of the closing package. Additionally, provide information on energy management services of large energy users. • Transportation-related: <ul style="list-style-type: none"> o Provide EV parking; and o Provide bicycle parking near transit. • Water-related: <ul style="list-style-type: none"> o Plant native and drought-resistant trees and vegetation. • Project Design Features: <ul style="list-style-type: none"> o Install formaldehyde-free insulation. • Commercial Use related: 	Project Applicant	City of Menifee Building and Safety Department	Prior to issuance of building permits	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> o Increase in insulation such that heat transfer and thermal bridging is minimized; o Limit air leakable through the structure and/or within the heating and cooling distribution system; o Installation of dual-paned or other energy efficient windows; and o Installation of automatic devices to turn off lights where they are not needed. 				
<u>Threshold b:</u> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Cumulatively-Considerable Impact	City Regulation and Design Requirements CRDR 4.7-1 through CRDR 4.7-3 and Mitigation Measures 4.7-1 through 4.7-5 provided under the discussion and analysis of Threshold a, would apply.	Project Applicant	City of Menifee Planning Division, Public Works Department, Engineering Department and	<p>Prior to the issuance of building permits associated with future implementing developments and verified during Project review</p> <p>Prior to approval of landscaping plans associated with future implementing development permits</p> <p>Prior to issuance of occupancy permits</p>	Significant and Unavoidable Cumulatively-Considerable Impact

4.8 HAZARDS AND HAZARDOUS MATERIALS

Summary of Impacts

<u>Threshold a:</u> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
one- quarter mile of an existing or proposed school?						
<u>Threshold d:</u> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
<u>Threshold e:</u> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?	Less-than-Significant Impact	<p>CRDR 4.8-2 To ensure compliance with the requirements of the MARB AIA as regulated by the Riverside County ALUC, during development review and prior to final building inspection, the City of Menifee shall ensure that implementing projects within the Legado Specific Plan comply with the following ALUC mandatory conditions of approval, which include but are not limited to the following:</p> <ul style="list-style-type: none"> o Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. (ALUC, 2017, pp. 1-2) o The following uses/activities are not included in the Project and shall be prohibited at the site (ALUC, 2017, p. 2): <ul style="list-style-type: none"> (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. 	Project Applicant	City of Menifee Public Works Department and Engineering Department and Community Development Department	Prior to issuance of occupancy permits and during Project review	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>o A notice of 'Airport in the Vicinity' (refer to Attachment 1 to ALUC Development Review-Directors Determination Letter included in EIR Technical Appendix M) shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon. (ALUC, 2017, p. 2)</p> <p>o All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. (ALUC, 2017, p. 2)</p>				
<u>Threshold f:</u> Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
<u>Threshold g:</u> Would the Project expose people or structures, either directly or indirectly, to a	Less-than-Significant Impact		N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?						
Threshold d: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?	Less-than-Significant Impact	<p>CRDR 4.9-3 The Project was reviewed for compliance with General Plan Action S-27 and Action S-65 through the preparation of the Project's Drainage Study. The Project was found to be consistent with General Plan Action S-27 and Action S-65 as stated below. All future implementing developments on the Project site would be required to be consistent with General Plan Action S-27 and Action S-65 as a condition of approval. Compliance with General Plan Action S-27 and Action S-65 would reduce the risk of flooding as a result of dam failure on the Project site.</p> <ul style="list-style-type: none"> ▪ Action S-27: Prepare and distribute informational materials to owners of properties within the flood zones (Zones A, AE and X) and inundation zones (Exhibit bS-2.1, Dams with the Potential to Inundate the Menifee General Plan Area) regarding the potential for flooding in their area, including the potential for flooding of access routes to and from their neighborhoods. ▪ Action S-65: Require all essential and critical facilities (including but not limited to essential City offices and buildings, medical facilities, schools, child care centers, and nursing homes) in or within 200 feet of Flood Zones A, AE and X, or within the dam inundation pathways, to develop disaster response and evacuation plans that address the 	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to grading permit issuance	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		actions that will be taken in the event of flooding or inundation due to catastrophic failure of a dam. City Regulation and Design Requirement CRDR 4.9-2 provided under the discussion and analysis of Threshold a would apply.				
<u>Threshold e:</u> Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
4.10 LAND USE AND PLANNING						
Summary of Impacts						
<u>Threshold a:</u> Would the Project physically divide an established community?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project cause a significant environmental effect due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less-than-Significant Impact	City Regulation and Design Requirement CRDR 4.8-1 provided under the discussion and analysis of Subsection 4.8, <i>Hazards and Hazardous Materials</i> , Threshold e, would apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to final building inspection	Less-than-Significant Impact
4.11 NOISE						
Summary of Impacts						
<u>Threshold a:</u> Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant Direct Impact	CRDR 4.11-1 All construction activities shall adhere to City of Menifee Municipal Code, Section 8.01.010, which requires projects within one-fourth mile from an occupied residence to operate Monday through Saturday, except nationally recognized holidays, from 6:30 a.m. to 7:00 p.m and prohibits construction from occurring on Sunday or nationally recognized holidays unless approval is obtained from the City Building Official or City Engineer. Compliance with City of Menifee Municipal Code Section 8.01.010 would reduce construction-related noise impacts. CRDR 4.11-2 All construction activities and haul truck deliveries shall adhere to City of Menifee Municipal Code, Section 9.09.030(B), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and	Project Applicant	City of Menifee Building and Safety Department or Engineering Department	Prior to construction activities	Less-than-Significant Impact
			Project Applicant	City of Menifee Building and Safety Department	Prior to construction activities	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>construction of minimum six-foot tall noise barriers between the outdoor living areas (backyards) along the Project's perimeter and Antelope Road, Sherman Road, Chambers Avenue, Rouse Road, and/or the planned commercial and detention basin uses within Planning Areas 16, 17, and 19. The noise barriers shall adhere to the following design requirements:</p> <p>a) The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road.</p> <p>b) The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom.</p> <p>c) Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using one of the following materials:</p> <ul style="list-style-type: none"> • Masonry block; • Stucco veneer over wood framing (or foam core), or one-inch thick tongue and groove wood of sufficient weight per square foot; • Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot • capable of providing a minimum transmission loss of 20 dBA; • Earthen berm; or • Any combination of these construction materials. <p>During the final building inspection, the City of Menifee Building Inspector shall ensure that the</p>		Department and Planning Division		



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>construction equipment (e.g., dozers, graders, scrapers) within 200 feet of nearby occupied sensitive uses. Large construction equipment includes equipment capable of generating noise levels in excess of 68 dBA Leq (10-minute) at 50 feet and vibration levels of 80 VdB at sensitive receiver locations. However, such large construction equipment may be allowed within 200 feet of nearby sensitive receptors if it can be demonstrated that specific pieces of large construction equipment can demonstrate compliance with the 68 dBA Leq (10-minute) at 50 feet criteria and will generate vibration levels at adjacent sensitive uses which remain below 80 VdB. For any such equipment, the contractor shall maintain a record demonstrating that the equipment would not generate noise or vibration standards specified herein, which shall be made available for inspection by the City of Menifee upon request.</p> <p>MM 4.11-7 Prior to issuance of any grading and building permits, the City of Menifee shall verify that the Project's grading and building plans include the installation of temporary construction noise barriers at the following locations:</p> <p>a) A minimum 8-foot high temporary construction noise barrier at the Project's site boundaries adjacent to sensitive receiver locations R7 (western property line of Hans Christensen Middle School);</p> <p>b) A minimum 8-foot high temporary barrier adjacent to sensitive receiver location R9 (northern property line of Bell Air Mobile Estates); and</p> <p>c) A minimum 8-foot high temporary barrier adjacent to sensitive receiver location R10 (north and east property lines of Life Care Center).</p> <p>The temporary noise barriers shall remain on the Project site for the duration of Project construction. The noise barriers shall adhere to the following design requirements:</p>	Project Applicant	<p>Works Department, and Engineering Department</p> <p>City of Menifee Building and Safety Department</p>	<p>issuance of building permits</p> <p>Prior to issuance of any grading and building permits</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>a) The temporary noise barriers shall have a solid face from top to bottom;</p> <p>b) The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; and</p> <p>c) The noise barrier must be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired.</p> <p>The noise control barrier and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity. Project contractors shall be required to comply with this requirement and maintain records of such compliance that can be inspected by the City of Menifee upon request. The Project contractor shall also be required to adhere to the noise barrier design specifications stated herein.</p>				
<u>Threshold b:</u> Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?	Significant Direct Impact	Mitigation Measure MM 4.11-6 provided under the discussion and analysis of Threshold a, respectively, would apply.	Project Applicant	City of Menifee Building and Safety Department, Public Works Department, and Engineering Department	Prior to approval of grading plans and/or issuance of building permits	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
4.12 PUBLIC SERVICES						
Summary of Impacts						
<u>Threshold a:</u> Would the project result in substantial adverse physical impacts associated	Less-than-Significant Impact	CRDR 4.12-1 As a condition of Project approval, the Project would be required to conform	Project Applicant	City of Menifee Fire Department and	Prior to building permit issuance	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Protection Services?		to all mandatory local, state, and federal laws, ordinances, and standards relating to fire safety. Among other items, these requirements include conformance with the Uniform Building Code Section 1503, which requires that all buildings be constructed with fire retardant roofing material, as well as standard Riverside County Fire Department conditions of approval (COAs) for specific plans, which prohibit flag lots and require alternative/secondary access routes to neighborhoods. The alternative/secondary access routes would be required to be maintained throughout construction and buildout of the Project. Compliance with fire safety laws would ensure that the Project's is constructed in a manner that would reduce impacts to fire protection services and response times. CRDR 4.12-2 The Project would be required to adhere to City of Menifee Ordinance No. 2017-232 (Municipal Code Chapter 8.02), which requires payment of a development impact fee (DIF) to assist the City in providing for fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction.	Project Applicant	Building and Safety Department City of Menifee Building and Safety Department	Prior to issuance of the certificate of occupancy for residential uses, and prior to permit issuance for commercial (non-residential) uses	
<u>Threshold b:</u> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Police Protection Services?	Less-than-Significant Impact	CRDR 4.12-3 The Project would be required to adhere to City of Menifee Ordinance No. 2017-232 (Municipal Code Chapter 8.02), which requires payment of a development impact fee (DIF) to assist the City in providing for sheriff protection facilities, including sheriff stations. Payment of the DIF fee would ensure that funds are available for additional sheriff personnel as well as capital improvements, such as land/equipment purchases and sheriff station construction.	Project Applicant	City of Menifee Planning Department	Prior to issuance of the certificate of occupancy	Less-than-Significant Impact
<u>Threshold c:</u> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant	Less-than-Significant Impact	CRDR 4.12-4 The Project is required to comply with Public Education Code § 17072.10-18, which requires mandatory payment of school impact fees. Payment of school impact fees would ensure that funds are available for capital	Project Applicant	Menifee Union School District and Perris Union High School District	Prior to issuance of the certificate of occupancy	Less-than-Significant Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Other public facilities?		available for capital improvements, such as land/equipment purchases and library construction.				
4.13 RECREATION						
Summary of Impacts						
<p><u>Threshold a:</u> Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	Less-than-Significant Impact	<p>CRDR 4.13-1 The Project would be required to comply with the City of Menifee Municipal Code Chapter 9.55 and City Council Resolution No. 15-143, which sets forth a parkland standard of 5.0 acres per 1,000 residents, specifies parkland dedication requirements, and imposes in-lieu park impact fees to address potential parkland deficiencies. Compliance with the parkland standard would ensure adequate parkland is available in the City of Menifee for Project residents.</p>	Project Applicant	City of Menifee Public Works Department, Engineering Department, and Community Services Department	Prior to issuance of the first certificate of occupancy for Phase 1 of the Project for the paseo/neighborhood parks located within PA 3, PA 4, and PA 10 and private recreation center, prior to issuance of building permits for 50% (which would occur under Phase 2) of the Project for the community park, and prior to the first certificate of occupancy for Phase 2 for the paseo/neighborhood parks in PA 5, PA 11, and PA 12.	Less-than-Significant Impact
		<p>CRDR 4.13-2 The Project would be required to construct a 12.9-acre community park/community center, and 7.9 acres of paseos/neighborhood parks. Construction of the 12.9-acre community park/community center, and 7.9 acres of paseos/neighborhood parks would serve the parkland needs of the Project's population.</p>	Project Applicant	City of Menifee Public Works Department, Engineering Department, and Community Services Department	Prior to issuance of the first certificate of occupancy for Phase 1 of the Project for the paseo/neighborhood parks located within PA 3, PA 4, and PA 10 and private recreation center, prior to issuance of building permits for 50% (which would occur under Phase 2) of the Project for the	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
					community park, and prior to the first certificate of occupancy for Phase 2 for the paseo/neighborhood parks in PA 5, PA 11, and PA 12.	
Threshold b: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less-than-Significant Impact	City Regulation and Design Requirement CRDR 4.13-2 provided under the discussion and analysis of Threshold a, would apply.	Project Applicant	City of Menifee Public Works Department, Engineering Department, and Community Services Department	Prior to issuance of the first certificate of occupancy for Phase 1 of the Project for the paseo/neighborhood parks located within PA 3, PA 4, and PA 10 and private recreation center, prior to issuance of building permits for 50% (which would occur under Phase 2) of the Project for the community park, and prior to the first certificate of occupancy for Phase 2 for the paseo/neighborhood parks in PA 5, PA 11, and PA 12.	Less-than-Significant Impact
4.14 TRANSPORTATION						
Summary of Impacts						
Threshold a: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Significant Direct and Cumulatively-Considerable Impact	CRDR 4.14-1 Prior to issuance of each occupancy permit, appropriate Transportation Uniform Mitigation Fee (TUMF) fees shall be paid by the property owner/developer in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit. Payment of TUMF fees would ensure that funds are available for roadway improvements at facilities identified in the TUMF Facilities List.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits and/or based on the recommendations of the approved TIA.	Significant and Unavoidable Cumulatively-Considerable Impact



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>CRDR 4.14-2 Prior to the issuance of occupancy permits for residential uses and prior to issuance of permits for commercial uses, appropriate Development Impact Fees (DIF) shall be paid by the property owner/developer pursuant to City of Menifee Ordinance No. 2017-232 (Municipal Code Chapter 8.02). Payment of DIF fees would ensure that funds are available for roadway improvements at facilities identified in the DIF Facilities List.</p> <p>CRDR 4.14-3 The Project would be subject to constructing frontage improvements to the roadways immediately surrounding the Project site, per the requirements of Specific Plan No. 2017-187 (SP 2017-187), detailed in EIR Subsection 3.2.1.C, <i>Vehicular Circulation</i>, or as warranted by the Project's Traffic Impact Analysis. Frontage improvements to the following roadways would occur in conjunction with, and during the same Phase as development of the Planning Area located immediately adjacent to the roadway:</p> <ul style="list-style-type: none"> o Sherman Road; o Antelope Road; o Rouse Road; o Chambers Avenue; and o Encanto Drive. <p>CRDR 4.14-4 The Project Applicant shall provide for the following intersection and roadway segment configurations, which shall be constructed prior to occupancy of Phase 1 of the Project, with appropriate DIF fee credits:</p> <ul style="list-style-type: none"> o Encanto Drive at Rouse Road (Intersection #17) <ul style="list-style-type: none"> ▪ Install a traffic signal; ▪ Northbound Approach: One shared through-right turn lane. ▪ Southbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane. 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Prior to issuance of occupancy permits and/or based on the recommendations of the approved TIA.</p> <p>Prior to issuance of each occupancy permit and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of each occupancy permit and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> ▪ Eastbound Approach: Not Applicable (N/A) ▪ Westbound Approach: One shared left-right turn lane and one right turn lane. ○ Trumble Road at Rouse Road (Intersection #23) <ul style="list-style-type: none"> ▪ Northbound Approach: N/A ▪ Southbound Approach: One shared left-right turn lane ▪ Eastbound Approach: One left turn lane and one through lane. ▪ Westbound Approach: One through lane and one right turn lane. ○ Brady Lane/Street A at Rouse Road (Intersection #24) <ul style="list-style-type: none"> ▪ Install a stop control on Street A; ▪ Northbound Approach: One shared left-through-right turn lane. ▪ Southbound Approach: One shared left-through-right turn lane. ▪ Eastbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. ▪ Westbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. ○ Sherman Road at Rouse Road (Intersection #29) <ul style="list-style-type: none"> ▪ Northbound Approach: One left turn lane with a minimum of 150-feet of storage, one through lane, and one shared through-right turn lane. ▪ Southbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. ▪ Eastbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> ▪ Westbound Approach: One left turn lane with a minimum of 150-feet of storage, one through lane, and one shared through-right turn lane. ○ Sherman Road at Street B (Intersection #30) <ul style="list-style-type: none"> ▪ Install a roundabout; ▪ Northbound Approach: One shared left-through-right turn lane. ▪ Southbound Approach: One shared left-through-right turn lane. ▪ Eastbound Approach: One shared left-through-right turn lane. ▪ Westbound Approach: One shared left-through-right turn lane. ○ Sherman Road at Chambers Avenue (Intersection #31) <ul style="list-style-type: none"> ▪ Northbound Approach: One left turn lane with a minimum of 150-feet of storage, one through lane, and one shared through-right turn lane. ▪ Southbound Approach: One left turn lane with a minimum of 250-feet of storage, one through lane, and one shared through-right turn lane. ▪ Eastbound Approach: One shared through-left turn lane, and one right turn lane. ▪ Westbound Approach: One shared left-through-right turn lane. ○ Dawson Road/Street C at Rouse Road (Intersection #34) <ul style="list-style-type: none"> ▪ Install stop control on Street C; ▪ Northbound Approach: One shared left-through-right turn lane. ▪ Southbound Approach: One shared left-through-right turn lane. ▪ Eastbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. ▪ Westbound Approach: One left turn lane with a minimum of 100-feet of storage, one 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>through lane, and one shared through-right turn lane.</p> <ul style="list-style-type: none"> ○ Rouse Road – Encanto Drive to Eastern Boundary of Legado Specific Plan Planning Area 9 (Roadway Segments #11 through #13 and a portion of #14): Construct Rouse Road between Encanto Drive and the eastern boundary of Legado Specific Plan Planning Area 9 to its ultimate half-section width as a secondary roadway (100- to 111-foot right-of-way). ○ Sherman Road – Rouse Road to Chambers Avenue (Roadway Segments #35 and #36): Construct Sherman Road between Rouse Road and Chambers Avenue to its ultimate full-section width as a major roadway with a 12- to 44-foot raised median (122-foot right-of-way). <p>CRDR 4.14-5 The Project Applicant shall provide for the following intersection and roadway segment improvements, which shall be constructed prior to occupancy of Phase 2 of the Project, with appropriate DIF fee credits:</p> <ul style="list-style-type: none"> ○ Encanto Road at Chambers Avenue (Intersection #18) <ul style="list-style-type: none"> ▪ Install a traffic signal; ▪ Northbound Approach: One shared through-right turn lane. ▪ Southbound Approach: One left turn lane with a minimum of 250-feet of storage and one through lane. ▪ Eastbound Approach: Not Applicable (N/A) ▪ Westbound Approach: One shared left-right turn lane. ○ Street A at Chambers Avenue (Intersection #25) <ul style="list-style-type: none"> ▪ Install stop control on Street A; ▪ Northbound Approach: N/A 	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of each occupancy permit and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> ▪ Southbound Approach: One shared left-right lane. ▪ Eastbound Approach: One left turn lane with a minimum of 100-feet of storage and one through lane. ▪ Westbound Approach: One through lane and one shared through-right lane. ○ Sherman Road at Chambers Avenue (Intersection #31) <ul style="list-style-type: none"> ▪ Northbound Approach: One left turn lane with a minimum of 150-feet of storage, one through lane, and one shared through-right turn lane. ▪ Southbound Approach: One left turn lane with a minimum of 250-feet of storage, one through lane, and one shared through-right turn lane. ▪ Eastbound Approach: One left turn lane, one through lane, and one right turn lane. ▪ Westbound Approach: One left turn lane, one through lane, and one shared through-right turn lane. ○ Street C/Concord Lane at Chambers Avenue (Intersection #35) <ul style="list-style-type: none"> ▪ Install stop control on Street C; ▪ Northbound Approach: One shared left-through-right turn lane. ▪ Southbound Approach: One shared left-through-right turn lane. ▪ Eastbound Approach: One left turn lane with a minimum of 100-feet of storage, one through lane, and one shared through-right turn lane. ▪ Westbound Approach: One shared left-through-right turn lane. ○ Antelope Road at Rouse Road (South) (Intersection #38) <ul style="list-style-type: none"> ▪ Install stop control on Rouse Road (eastbound approach); ▪ Northbound Approach: One northbound left turn lane and one through lane. ▪ Southbound Approach: One southbound shared through-right turn lane. 				



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> ▪ Eastbound Approach: One left turn lane and one right turn lane. ▪ Westbound Approach: N/A ○ Rouse Road – Eastern Boundary of Legado Specific Plan Planning Area 9 to Antelope Road (Portion of Roadway Segment #14): Construct Rouse Road between the eastern boundary of Legado Specific Plan Planning Area 9 and Antelope Road to its ultimate half-section width as a secondary roadway (107-foot right-of-way). ○ Chambers Avenue – Encanto Drive to eastern boundary of the Sports Park in Planning Area 18 of the Legado Specific Plan (Roadway Segment #16 and a portion of #17): Construct Chambers Avenue between Encanto Drive and the eastern boundary of Planning Area 18 of the Legado Specific Plan to its ultimate full-section width as a secondary roadway with painted median (98- to 106-foot right-of-way). ○ Chambers Avenue – Eastern boundary of the Sports Park in Legado Ranch Specific Plan Planning Area 18 to Street C (Roadway Segment #18 and a portion of #17): Construct Chambers Avenue between the eastern boundary of Planning Area 18 of the Legado Specific Plan and Street C to its ultimate half-section width as a secondary roadway with painted median (98- to 106-foot right-of-way). ○ Antelope Road – Rouse Road to Northern Boundary of Legado Specific Plan Planning Area 13 (Portion of Roadway Segment 40): Construct Antelope Road between Rouse Road and the northern boundary of Legado Specific Plan Planning Area 13 its ultimate half-section width as a major roadway (118- to 128-foot right-of-way). <p>CRDR 4.14-6 The following intersection and roadway segment improvements shall be</p>	Project Applicant	City of Menifee Public Works Department and	Prior to issuance of each occupancy	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>constructed prior to occupancy of Phase 3 of the Project, with appropriate DIF fee credits:</p> <ul style="list-style-type: none"> ○ Antelope Road at Chambers Road (Intersection #39) <ul style="list-style-type: none"> ▪ Install a stop control on Chambers Road; ▪ Northbound Approach: One left turn lane with a minimum of 200-feet of storage and one through lane. ▪ Southbound Approach: One shared through-right turn lane. ▪ Eastbound Approach: One shared left-right turn lane. ▪ Westbound Approach: N/A ▪ Sight distance at each project access point should be reviewed with respect to standard Caltrans and City of Menifee sight distance standards. ○ Encanto Drive – Rouse Road to Chambers Avenue (Roadway Segment #29): Improve Encanto Drive between Rouse Road and Chambers Avenue to its ultimate full-section width as a major highway (93-foot right-of-way) ○ Chambers Avenue – Street C to Antelope Road (Roadway Segment A): Improve Chambers Avenue between Street C (Concord Lane) and Antelope Road to its ultimate half-section width as a secondary roadway with painted median (104-foot right-of-way) ○ Antelope Road – Northern Boundary of Legado Specific Plan Planning Area 13 and Chambers Avenue (Portion of Roadway Segment 40): Improve Antelope Road between the northern boundary of Legado Specific Plan Planning Area 13 and Chambers Avenue to its ultimate half-section width as a major roadway (118- to 128-foot right-of-way). 		Engineering Department	permit and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM 4.14-2 Prior to the issuance of grading permits or improvement plans affecting Encanto Drive, Rouse Road, Chambers Avenue, Sherman Road, or Antelope Road, the Project Applicant shall prepare and the City of Menifee shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all grading and improvement plans affecting Encanto Drive, Rouse Road, Chambers Avenue, Sherman Road, or Antelope Road and also shall be specified in bid documents issued to prospective construction contractors.</p> <p>MM 4.14-2 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall construct a traffic signal and an eastbound right turn lane at the intersection of Encanto Drive and Ethanac Road (Intersection #15).</p> <p>MM 4.14-3 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the intersection of Murrieta Road at Ethanac Road (Intersection #2):</p> <ul style="list-style-type: none"> Construct a northbound left turn lane. <p>The City of Menifee shall establish a fair-share funding program for this improvement and shall only use the funds paid by the Project Applicant for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement for Phase 1 of the Project is 6.8%.</p>	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Prior to issuance of grading permits</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>intersection of Sherman Road at McCall Boulevard (Intersection #33):</p> <ul style="list-style-type: none"> Construct a third westbound through lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 19.7%.</p> <p>MM 4.14-7 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Antelope Road at McCall Boulevard (Intersection #40):</p> <ul style="list-style-type: none"> Construct an eastbound left turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 11.0%.</p> <p>MM 4.14-8 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Menifee Road at Pinacate Road (SR-74) (Intersection #42):</p> <ul style="list-style-type: none"> Construct a northbound left turn lane; Construct a southbound left turn lane; and Modify the traffic signal to protect the northbound and southbound left turn movements. 	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 17.0%.</p> <p>MM 4.14-11 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of McCall Boulevard from I-215 Freeway to Encanto Drive (Roadway Segment #22):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 18.1%.</p> <p>MM 4.14-12 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of McCall Boulevard from Encanto Drive to Sherman Road (Roadway Segment #23):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 15.7%.</p> <p>MM 4.14-13 Prior to issuance of occupancy permits for Phase 1 of the Project, the Project Applicant shall make a monetary</p>	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and</p>	<p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 1 and/or based</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Menifee Road from Biscayne Avenue to Rouse Road (Roadway Segment #43):</p> <ul style="list-style-type: none"> Widen the roadway to four lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 1 of the Project is 11.0%.</p> <p>MM 4.14-14 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall construct the following improvements to the intersection of Encanto Drive at McCall Boulevard (Intersection #20):</p> <ul style="list-style-type: none"> Construct an eastbound right turn lane; Construct a southbound right turn lane; <p>and</p> <ul style="list-style-type: none"> Modify the traffic signal to implement overlap phasing on the southbound right turn lane. <p>MM 4.14-15 The following improvements shall only be required if the improvements have not been constructed by others prior to issuance of occupancy permits for Phase 2 of the Project. Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall implement the following improvements to the intersection of Antelope Road at Rouse Road (South) (Intersection #38):</p> <ul style="list-style-type: none"> Construct a northbound left turn lane; Construct a northbound through lane; <p>and</p> <ul style="list-style-type: none"> Construct a southbound shared through-right turn lane. 	<p>Project Applicant</p> <p>Project Applicant</p>	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>In the event the improvements listed below have been constructed by others, this Mitigation Measure shall no longer apply.</p> <p>MM 4.14-16 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the intersection of Murrieta Road at Ethanac Road (Intersection #2):</p> <ul style="list-style-type: none"> Construct a northbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for this improvement and shall only use the funds paid by the Project Applicant for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement for Phase 2 of the Project is 6.8%.</p> <p>MM 4.14-17 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Menifee Road at Pinacate Road (SR-74) (Intersection #42):</p> <ul style="list-style-type: none"> Modify the traffic signal to accommodate overlap phasing for the northbound right turn lane; and Construct an eastbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 2 of the Project is 3.2%.</p> <p>MM 4.14-18 Prior to issuance of occupancy permits for Phase 2 of the Project, the</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>MM 4.14-17 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Menifee Road at Pinacate Road (SR-74) (Intersection #42):</p> <ul style="list-style-type: none"> Modify the traffic signal to accommodate overlap phasing for the northbound right turn lane; and Construct an eastbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 2 of the Project is 3.2%.</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>MM 4.14-18 Prior to issuance of occupancy permits for Phase 2 of the Project, the</p>	Project Applicant	City of Menifee Public Works Department and	Prior to issuance of occupancy permits for	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Project Applicant shall use reasonable efforts to make a monetary contribution to the City of Perris, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from Case Road to I-215 Freeway (Roadway Segment #5):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Perris shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 2 of the Project is 9.0%.</p> <p>MM 4.14-19 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of McCall Boulevard from Sherman Road to Antelope Road (Roadway Segment #24):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 2 of the Project is 9.3%.</p> <p>MM 4.14-20 Prior to issuance of occupancy permits for Phase 2 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of McCall Boulevard from Antelope Road to Menifee Road (Roadway Segment #25):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 2 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 2 of the Project is 9.5%.</p> <p>MM 4.14-21 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall construct a traffic signal at the intersection of Bradley Road at Cherry Hills Boulevard (Intersection #8), with potential appropriate fee credits.</p> <p>MM 4.14-22 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall construct a traffic signal and a southbound left turn lane at the intersection of Encanto Drive and McLaughlin Road (Intersection #16).</p> <p>MM 4.14-23 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall construct the following improvements at the intersection of Encanto Drive at Shadel Road (Intersection #19):</p> <ul style="list-style-type: none"> • Install a traffic signal; and • Construct a southbound left turn lane. <p>MM 4.14-24 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall construct the following improvements at the intersection of Encanto Drive at McCall Boulevard (Intersection #20):</p> <ul style="list-style-type: none"> • Construct a second eastbound left turn lane; and • Construct a westbound right turn lane. 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM 4.14-25 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall construct a third eastbound through lane at the intersection of Sherman Road at McCall Boulevard (Intersection #33).</p> <p>MM 4.14-26 Prior to issuance of occupancy permits for Phase 3 of the Project (Project buildout), the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, to be held in trust by the City of Menifee, for the following improvements to the intersection of Goetz Road at Ethanac Road (Intersection #1):</p> <ul style="list-style-type: none"> • Construct a second southbound left turn lane; and • Modify the traffic signal to accommodate overlap phasing for the northbound and westbound right turn lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 4.0%.</p> <p>MM 4.14-27 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Murrieta Road at Ethanac Road (Intersection #2):</p> <ul style="list-style-type: none"> • Construct an eastbound right turn lane; and • Restripe to provide a southbound left and southbound through/right turn lanes. 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM 4.14-30 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Encanto Drive from Ethanac Road to McLaughlin Road (Roadway Segment #27):</p> <ul style="list-style-type: none"> Widen the roadway to four lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 51.1%.</p> <p>MM 4.14-31 Prior to issuance of occupancy permits for Phase 3 of the Project (Project buildout), the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Goetz Road at Ethanac Road (Intersection #1):</p> <ul style="list-style-type: none"> Construct a second northbound left turn lane; Construct a third eastbound through lane; Construct a third westbound through lane; and Modify the traffic signal to accommodate overlap phasing for the southbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 1.6%.</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM 4.14-32 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Murrieta Road at Ethanac Road (Intersection #2):</p> <ul style="list-style-type: none"> • Construct a second eastbound left turn lane; • Construct a third eastbound through lane; • Construct a second westbound left turn lane; and • Construct a third westbound through lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.8%.</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval	
		<p>MM 4.14-33 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the intersection of Murrieta Road at McCall Boulevard (Intersection #3):</p> <ul style="list-style-type: none"> • Modify the traffic signal to protect the eastbound and westbound left turn lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 4.0%.</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval	
		<p>MM 4.14-34 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary</p>	Project Applicant	City of Menifee Public Works Department and	Prior to issuance of occupancy permits for Phase 3 and/or based	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Sun City Boulevard at McCall Boulevard (Intersection #4):</p> <ul style="list-style-type: none"> • Construct a northbound left turn lane; • Construct first and second southbound left turn lanes; • Construct a second westbound left turn lane; and • Construct a westbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 3.6%.</p> <p>MM 4.14-35 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the intersection of Barnett Road at Ethanac Road (Intersection #5):</p> <ul style="list-style-type: none"> • Construct a third westbound through lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvement for Phase 3 of the Project is 2.9%.</p> <p>MM 4.14-36 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall use reasonable efforts to make a fair-share monetary contribution to the City of Perris, to be held in trust, for the following</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>make a fair-share monetary contribution to the City of Perris, to be held in trust, for the following improvement to the intersection of I-215 Southbound Ramps at Bonnie Drive (Intersection #9):</p> <ul style="list-style-type: none"> • Construct a second northbound left turn lane. <p>The City of Perris shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.5%.</p> <p>MM 4.14-39 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Encanto Drive and Ethanac Road (Intersection #15):</p> <ul style="list-style-type: none"> • Construct a second northbound left turn lane; • Modify the traffic signal to implement overlap phasing on the northbound right turn lane; • Construct a third eastbound through lane; and • Construct a third westbound through lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 7.5%.</p> <p>MM 4.14-40 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> Construct a second eastbound left turn lane; and Modify the traffic signal to implement overlap phasing on the southbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 5.4%.</p> <p>MM 4.14-43 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Trumble Road at Ethanac Road (Intersection #22):</p> <ul style="list-style-type: none"> Construct a northbound left turn lane; Restripe southbound approach with left turn lane and shared through-right turn lane Construct an eastbound shared through-right turn lane; and Construct a westbound shared through-right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 6.3%.</p> <p>MM 4.14-44 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Sherman Road at SR-74 (Intersection #26):</p> <ul style="list-style-type: none"> Construct a southbound left turn lane; 	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<ul style="list-style-type: none"> Construct a southbound left turn lane; 	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> • Construct a third eastbound through lane; • Construct an eastbound right turn lane; • Construct a second westbound left turn lane; • Construct a third westbound through lane; and • Modify the traffic signal to implement overlap phasing on the northbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 3.5%.</p> <p>MM 4.14-45 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvements to the intersection of Sherman Road at Ethanac Road (Intersection #27):</p> <ul style="list-style-type: none"> • Construct a northbound left turn lane; • Construct a second northbound left turn lane; • Construct a northbound right turn lane; • Construct a southbound left turn lane; • Construct a southbound right turn lane; • Construct two eastbound left turn lanes; • Construct a third eastbound through lane; • Construct an eastbound right turn lane; • Construct a westbound left turn lane; • Construct a third westbound through lane; • Modify the traffic signal to accommodate overlap phasing for the southbound right turn lane. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 3.0%.</p> <p>MM 4.14-57 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from Goetz Road to Murrieta Road (Roadway Segment #3):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.0%.</p> <p>MM 4.14-58 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Ethanac Road Murrieta Road to Barnett Road (Roadway Segment #4):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.5%.</p> <p>MM 4.14-59 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall use reasonable efforts to</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.0%.</p> <p>MM 4.14-58 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Ethanac Road Murrieta Road to Barnett Road (Roadway Segment #4):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.5%.</p> <p>MM 4.14-59 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall use reasonable efforts to</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.5%.</p> <p>MM 4.14-59 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall use reasonable efforts to</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>make a monetary contribution to the City of Perris, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from I-215 Freeway to Encanto Drive (Roadway Segment #6):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Perris shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 6.9%.</p> <p>MM 4.14-60 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall use reasonable efforts to make a monetary contribution to the City of Perris, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from Encanto Drive to Trumble Road (Roadway Segment #7):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Perris shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 4.1%.</p> <p>MM 4.14-61 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from Trumble Road to Sherman Road (Roadway Segment #8):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. 	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 4.4%.</p> <p>MM 4.14-62 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Ethanac Road from Sherman Road to Antelope Road (Roadway Segment #9):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.0%.</p> <p>MM 4.14-63 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Rouse Road from Antelope Road (North) to Menifee Road (Roadway Segment #15):</p> <ul style="list-style-type: none"> Widen the roadway to four lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 5.3%.</p> <p>MM 4.14-64 Prior to issuance of occupancy permits for Phase 3 of the Project, the</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.0%.</p> <p>MM 4.14-63 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Rouse Road from Antelope Road (North) to Menifee Road (Roadway Segment #15):</p> <ul style="list-style-type: none"> Widen the roadway to four lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 5.3%.</p> <p>MM 4.14-64 Prior to issuance of occupancy permits for Phase 3 of the Project, the</p>	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.	
		<p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 5.3%.</p> <p>MM 4.14-64 Prior to issuance of occupancy permits for Phase 3 of the Project, the</p>	Project Applicant	City of Menifee Public Works Department and	Prior to issuance of occupancy permits for	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRS) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Menifee Road from SR-74 to Biscayne Avenue (Roadway Segment #42):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 3.6%.</p> <p>MM 4.14-65 Prior to issuance of occupancy permits for Phase 3 of the Project, the Project Applicant shall make a monetary contribution to the City of Menifee, to be held in trust, for the following improvement to the roadway segment of Menifee Road from Biscayne Avenue to Rouse Road (Roadway Segment #43):</p> <ul style="list-style-type: none"> Widen the roadway to six lanes. <p>The City of Menifee shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. The Project's fair share of the above-listed improvements for Phase 3 of the Project is 2.3%.</p>	Project Applicant	<p>Engineering Department</p> <p>City of Menifee Public Works Department and Engineering Department</p>	<p>Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p> <p>Prior to issuance of occupancy permits for Phase 3 and/or based on the recommendations of the approved TIA and Project's Conditions of Approval.</p>	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<u>Threshold b:</u> Would the Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	No Impact	No mitigation is required	N/A	N/A	N/A	No Impact
<u>Threshold c:</u> Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project result in inadequate emergency access?	Significant Direct Impact	Mitigation Measure MM 4.14-1 provided under the discussion and analysis of Threshold a, respectively, would apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance of grading permits	Less-than-Significant Impact

4.15 TRIBAL CULTURAL RESOURCES

Summary of Impacts

<u>Threshold a:</u> Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Less-than-Significant Impact	<ul style="list-style-type: none"> Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r). <p>Mitigation Measures MM 4.4-1 through MM 4.4-9, which are presented in EIR Subsection 4.4, <i>Cultural Resources</i>, shall apply</p>	Project Applicant, Project Archeologist and Native American Monitor	City of Menifee Community Development Department and	<p>During grading or ground disturbance activities and if any cultural material is found on-site</p> <p>Prior to issuance of a grading permit</p> <p>Prior to issuance of a grading permit</p> <p>Prior to final inspection</p> <p>Prior to commencement of construction activities</p> <p>Prior to any grading in the areas associated with Sites CA-RIV-9288 and CA-RIV-9289</p>	Less-than-Significant Impacts
---	------------------------------	---	---	--	--	-------------------------------

4.16 UTILITIES AND SERVICE SYSTEMS

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Summary of Impacts						
<u>Threshold a:</u> Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity or local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e:</u> Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f:</u> Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact

4.17 WILDFIRE

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	CITY REGULATIONS ¹ AND DESIGN REQUIREMENTS (CRDRs) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Summary of Impacts						
<u>Threshold a:</u> Would the Project substantially impair an adopted emergency plan or emergency evacuation plan?	Significant Direct Impact	Mitigation Measure MM 4.14-1, which is presented in EIR Subsection 4.14, <i>Transportation</i> , shall apply.	Project Applicant	City of Menifee Public Works Department and Engineering Department	Prior to issuance grading permits	Less-than-Significant Impact
<u>Threshold b:</u> Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less-than-Significant Impact	City Regulation and Design Requirement CRDR 4.12-1 and CRDR 4.12-2, which is presented in EIR Subsection 4.12, <i>Public Services</i> , shall apply.	Project Applicant	City of Menifee Fire Department and Building and Safety Department	Prior to building permit issuance Prior to issuance of the certificate of occupancy for residential uses, and prior to permit issuance for commercial (non-residential) uses	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less-than-Significant Impact	No mitigation is required	N/A	N/A	N/A	Less-than-Significant Impact

1. The term “City Regulations” is not limited to City of Menifee regulations. In this table and throughout this EIR, the term “City Regulations” includes federal and state regulations applicable to projects within the City of Menifee.