

MITIGATION MONITORING AND REPORTING PROGRAM**A. Mitigation Monitoring Requirements and Procedures**

The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed development. As stated in Section 21081.6 of the Public Resources Code,

“...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the Project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the primary responsibility for implementing the measures, and the various City of Menifee departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

MITIGATION MONITORING AND REPORTING TABLE

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Air Quality & Greenhouse Gas	THRESHOLD a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	MM-AQ-1 The Project applicant, or agent thereof, shall require that no wood-burning fireplaces be installed; rather, all fireplaces will be natural gas-fueled type. Any fireplaces shall be specified on construction documents as gas-fueled.	<i>Prior to building permit issuance.</i>	<i>Community Development Department.</i>	<i>Plan check and on-site inspection.</i>	
	THRESHOLD b: 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?	See MM-AQ-1				
	THRESHOLD d: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	See MM-AQ-1				
Biological Resources	THRESHOLD f: 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?	MM-BIO-1 A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the Western Riverside County Regional Conservation Authority, and the City of Menifee Community Development Department shall be notified, within three	<i>30 days prior to ground disturbance.</i>	<i>City of Menifee Community Development Department.</i>	<i>Review report and site.</i>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>business days of the discovery of the owl(s), and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).</p> <p>The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:</p> <ul style="list-style-type: none"> • No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season. • No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season. <p>For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented through the development of a Burrowing Owl Protection and Relocation Plan approved by the Service, CDFW, and the Western Riverside County Regional Conservation Authority.</p>				
		<p>MM-BIO-2 If grading is to occur during the nesting season (February 15 – August 31), a nesting bird survey shall be conducted within ten (10) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented.</p>	<p><i>Prior to grading permit issuance if grading is during nesting season.</i></p>	<p><i>City of Menifee Community Development Department.</i></p>	<p><i>Review report and site, if during nesting season.</i></p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		The findings shall be submitted to the City of Menifee Community Development Department for review and approval.				
Geology and Soils	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?	<p>MM-GEO-1 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the earthwork considerations, design recommendations, concrete construction, and post-construction consideration contained in the Geo Evaluation as it pertains to:</p> <ul style="list-style-type: none"> • Earthwork Considerations <ul style="list-style-type: none"> ○ General ○ Site Clearing and Preparation ○ Removals ○ Engineered Fill ○ Excavation Characteristics ○ Slopes ○ Shrinkage and Bulking ○ Trench Excavations and Backfill • Design Recommendations <ul style="list-style-type: none"> ○ Foundation Design Criteria ○ Miscellaneous Foundation Recommendations ○ Retaining Wall Design and Construction ○ Pavement Design ○ Soil Corrosivity ○ Soil Sulfate Content • Concrete Construction <ul style="list-style-type: none"> ○ General ○ Concrete Mix Design ○ Concrete Flatwork ○ Concrete Performance • Post Construction Consideration <ul style="list-style-type: none"> ○ Irrigation ○ Drainage 	<i>Prior to issuance of a grading and/or building permit.</i>	<i>City of Menifee Engineering/ Public Works Department & Building and Safety Department.</i>	<i>Plan check & Separate submittal - reports, studies, plans, if needed.</i>	
Greenhouse Gas	THRESHOLD a: Would the Project generate GHG emissions, either directly or	See MM-AQ-1 MM-GHG-1 Prior to the issuance of a	<i>Prior to the</i>	<i>City of</i>	<i>Plan check.</i>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
	<p>indirectly, that may have a significant impact on the environment?</p> <p>THRESHOLD b: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?</p>	<p>building permit the Project applicant, or an agent thereof, shall submit plans for review and approval to the Building and Safety Department for the solar photovoltaic (PV) systems. Prior to occupancy, the Project applicant, or an agent thereof, shall install solar photovoltaic (PV) systems capable of a total generation of 1,707,561 kilowatt-hours (KWh) per year. Solar PV panels may be located on the rooftops of residences or where allowed by the Specific Plan. Where the Project is completed in phases, residences may be occupied if the Project applicant can demonstrate to the satisfaction of City staff that the relative portion of the total solar generation is met (i.e., renewable generation is equal to or greater than 5,599 KWh annually per residence).</p>	<p><i>issuance of a building permit and prior to occupancy.</i></p>	<p><i>Menifee Community Development Department.</i></p>		
<p>Hazards and Hazardous Materials</p>	<p>THRESHOLD b: 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?</p>	<p>MM-HAZ-1 If any materials are discovered at the site during any demolition activities that may contain asbestos (ACM) or lead based paint (LBP), a qualified contractor shall be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the County Department of Environmental Health Services (DEH) or the Department of Toxic Substances Control (DTSC), prior to grading permit final.</p>	<p><i>During any demolition activities.</i></p>	<p><i>Qualified contractor & City of Menifee Engineering/ Public Works Department.</i></p>	<p><i>Site inspection.</i></p>	
		<p>MM-HAZ-2 All grading plans shall be reviewed to determine the specific lots that are exempt from methane investigation and/or mitigation. A note shall be added to the grading permit, and final, approved grading plan that lists the specific lots that are exempt from methane investigation and/or mitigation.</p>	<p><i>Prior to grading permit issuance.</i></p>	<p><i>City of Menifee Engineering/ Public Works Department.</i></p>	<p><i>Plan-check.</i></p>	
		<p>MM-HAZ-3 During grading operations, the</p>	<p><i>During grading.</i></p>	<p><i>Grading</i></p>	<p><i>Site</i></p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		grading contractor shall not import fill from other portions of the site (identified as Area 2 and Area 3 on Figure 4.9-1, <i>Livestock Related Activity</i>) that has significant manure or organic content into this area. "Significant" manure content in engineered fills in Riverside County is dictated by the geotechnical engineering portion of the grading code which requires certification that the organic content of engineered fill is a maximum of 1%.		<i>Contractor and City of Menifee Engineering/ Public Works Department.</i>	<i>inspection.</i>	
		MM-HAZ-4 Prior to grading in Area 2, any near surface highly organic material (which includes former manure stockpiles), shall be "skimmed" by the grading contractor from these areas and removed off-site or placed in an onsite, non-structural location such as a park, or other non-habitable spaces. These locations will be determined at the time of grading permit issuance. During rough grading activities, in accordance with geotechnical standards and codes, all organic materials will be removed (skimmed) within a 1% tolerance. This organic material should be transported offsite or placed in non-structural fill areas by the geotechnical engineer of record.	<i>Prior to grading in Area 2.</i>	<i>City of Menifee Engineering/ Public Works Department.</i>	<i>Site inspection.</i>	
		MM-HAZ-5 A minimum of 30 days after grading has been conducted, Area 2 must be tested for methane on a lot-by-lot basis. A final report shall be prepared and submitted to the City for review and approval. Recommendations for methane remediation per County of Riverside Protocols (2004) shall be designed prior to the issuance of any subsequent building permits.	<i>A minimum of 30 days after grading has been conducted and prior to building permit issuance.</i>	<i>Geotechnical Consultant and City of Menifee Engineering/ Public Works Department.</i>	<i>Review submitted report.</i>	
		MM-HAZ-6 Prior to the issuance of a grading permit, a remediation plan shall be submitted to and approved by the	<i>Prior to the issuance of a grading permit</i>	<i>Geotechnical Consultant and</i>	<i>Review report and site</i>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>Engineering Department. During grading operations, remedial removals in former stock pond areas shall be monitored by the Project Geotechnical Consultant, during grading in Area 3. The geotechnical engineer shall monitor soil conditions as they are moved, replaced and recompacted. The soils engineer representative is monitoring for organic content, moisture content, soil mixing, and soil recompaction density.</p>	<p><i>and during grading in Area 3.</i></p>	<p><i>City of Menifee Engineering/ Public Works Department.</i></p>	<p><i>inspections.</i></p>	
		<p>MM-HAZ-7 Remedial removals as deep as 10 feet below the former stock ponds shall be required. This will be coordinated with the information contained in the Project Geotechnical Evaluation, prepared by GEOTEK, Inc., March 2016 in order to provide appropriate remedial removal depths to provide a suitable foundation material. The organic content of fill materials beneath residential structures shall be less than 1% of the total fill mass. This shall be reflected on any and all grading plans. The organic content of fill materials beneath residential structures shall be less than 1% of the total fill mass. This shall be reflected on any and all grading plans.</p>	<p><i>Prior to the issuance of a grading permit.</i></p>	<p><i>Geotechnical Consultant and City of Menifee Engineering/ Public Works Department.</i></p>	<p><i>Review report and site inspections.</i></p>	
		<p>MM-HAZ-8 A minimum of 30 days after grading has been conducted Area 3 must be tested for methane on a lot-by-lot basis. A final report shall be prepared and submitted to the City Building and Safety Department for review and approval. Recommendations for methane remediation shall be designed per County of Riverside Protocols (2004, or most recent) prior to the issuance of any subsequent building permits.</p>	<p><i>A minimum of 30 days after grading has been conducted and prior to building permit issuance.</i></p>	<p><i>Geotechnical Consultant and City of Menifee Engineering/ Public Works Department.</i></p>	<p><i>Review submitted report.</i></p>	
	<p>THRESHOLD e: Would the</p>	<p>MM-HAZ-9 During operations, the</p>	<p><i>During</i></p>	<p><i>Developer,</i></p>	<p><i>Report of</i></p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
	Project result in a safety hazard or excessive noise for people residing or working in the Project area (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)?	following uses shall be prohibited: 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. 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. d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.	<i>operations.</i>	<i>City of Menifee Community Development Department, & Code Enforcement.</i>	<i>Code Violation.</i>	
		MM-HAZ-10 The following disclosure shall be provided prior to the close of escrow to all potential purchasers of the proposed lots and to tenants of the homes thereon: "Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an	<i>Prior to the close of escrow.</i>	<i>Developer and City of Menifee Community Development Department.</i>	<i>Disclosure on final escrow documents.</i>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)".</p> <p>MM-HAZ-11 As part of the Project WQMP, 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. As part of the Project landscape plans, 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.</p>				
Noise	THRESHOLD a: 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?	MM-NOI-1 Sound Resistant Windows and Doors. All second story walls along Briggs Road shall have a combined sound transmission sound transmission class (STC) rating of 23 including all windows, doors, and other components. Prior to issuance of a building permit, the Project applicant or agent thereof, shall demonstrate to the satisfaction of the City Community Development Department that	<i>Prior to issuance of a building permit.</i>	<i>City of Menifee Community Development Department.</i>	<i>Plan-check.</i>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		required sound resistant windows and doors have been identified on building plans.				
Public Services	THRESHOLD a: 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 fire protection and emergency response services?	MM-PS-1 Prior to the recordation of a final map, the Project developer shall establish a Public Services Community Facilities District (or other means of paying the annual costs) to mitigate its impact to the City's General Fund for Public Safety Services.	<i>Prior to final map recordation.</i>	<i>City of Menifee Community Development Department.</i>		
	THRESHOLD b: 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?	See MM-PS-1 , above MM-PS-2 To assure that the future Project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Community Development Department prior to approval of any tentative tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible space measures approved by the Sheriff's Office. The Crime Prevention Through Environmental Design Guidebook, where defensible space concepts are outlined can be accessed at: https://www.ncpc.org/resources/home-neighborhood-safety/crime-prevention-through-environmental-design-training-program/	<i>Prior to approval of any tentative tract maps, conditional use permits or other entitlement.</i>	<i>Sheriff's Office and City of Menifee Community Development Department.</i>		

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Transportation	THRESHOLD a: Would the Project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	MM-TR-1 Prior to the 1 st Certificate of Occupancy, the Project applicant shall pay its fair share contribution of 9.17% and 2.23% of the improvements to the intersection of Menifee Road/Newport Road and Briggs Road/Holland Road, respectively.	<i>Prior to the 1st Certificate of Occupancy.</i>	<i>City of Menifee Engineering/ Public Works Department.</i>	<i>Receipt of Payment to City of Menifee Public Works Department.</i>	
Energy	THRESHOLD a: Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	See MM-GHG-1				
	THRESHOLD b: Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	See MM-GHG-1				

This page left intentionally blank for pagination purposes.