

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study- Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

City of Menifee
On Deck Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Noise							
N-1 Car Wash							
Car wash activity shall be limited to the daytime hours of 7:00 a.m. to 10:00 p.m. to reduce the operational noise levels of the Project during the more sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.	Limit hours of car wash.	During car wash operation	On-going	City of Menifee Code Enforcement Department			
Transportation/Traffic							
T-1 Frontage and Roadway Improvements							
The project shall construct curb-and-gutter, sidewalk, and applicable driveway improvements along the project's frontage, consistent with recommendations contained in the Traffic Impact Analysis prepared for the project. Improvements shall include the construction of a raised median along Trumble Road with a north bound left turn pocket to facilitate access at driveways.	Install improvements recommended in the Traffic Impact Analysis	Prior to occupancy	Once	City of Menifee Public Works Department			
T-2 Site Distance							
Sight distance at each project access point shall be reviewed with respect to standard Caltrans and City of Menifee sight distance standards at the time of preparation of final grading, landscape and street improvement plans. Any landscaping/hardscape within the limited use area, as delineated in the Traffic Impact Analysis, shall not exceed 30 inches (2.5 feet) in height. The limited use area should be kept clear of any landscaping or any other obstructions that may impede the visibility of the driver, including on-street parking. Sight distance shall be re-evaluated once the driveways have been	Maintain required site distances at access points and limit landscaping height.	Prior to occupancy and during project operation	On-going	City of Menifee Public Works and Code Enforcement Departments			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
constructed.							
T-3 Driveway Turn Radius							
Driveway 1 shall be modified to provide a 40-foot curb radius on the northwest corner and a 20-foot curb radius on the southwest corner in order to accommodate the turning radius of a WB-50 truck (42.5-foot trailer) both inbound and outbound of the site. Driveway 2 shall be modified to provide a 30-foot curb radius on the northwest and southwest corners in order to accommodate the turning radius of a WB-50 truck both inbound and outbound of the site.	Provide sufficient turn radius for WB-50 trucks.	Prior to occupancy	Once	City of Menifee Public Works Department			

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