

NOTICE OF DETERMINATION

TO: X County Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92502-0751

FROM: CITY OF CALIMESA
P.O. BOX 1190
CALIMESA, CA 92320

FILED
RIVERSIDE COUNTY

APR 21 2005

LARRY W. WARD
By R. ANDERSON Deputy

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
(File also with OPR if the project requires state approval)

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Summerwind Ranch at Oak Valley Specific Plan

Project Title

2004061035 Gabriel Elliott (909) 795-9801
State Clearing House Number (If Submitted) Contact Person Telephone Number

Northwest of the junction of I-10 Freeway and Highway 60 in the western portion of the City of Calimesa Riverside County.

Project Location (Include County)

Specific Plan Amendment, General Plan Amendment, Zone Change, Tentative Parcel Map, Vesting Tentative Tract Map and Development Agreement for a 2,590.7-acre project consisting of the development of 3,683 homes on 677-acres, 130-acres of business park development, 129-acres of commercial development, 1,493-acres of open space, 89.6-acres of parks, 46.2-acres for three school sites, and a 10.5-acre site for a water reclamation facility.

Project Description

This is to certify that City of Calimesa City Council (Lead Agency or Responsible Agency)

Approved the above described project on April 18, 2005 and made the following determinations:

- 1. The project X will will not have a significant effect on the environment.
2. X An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

THIS IS TO CERTIFY THAT THE FINAL EIR (WITH COMMENTS AND RESPONSES) AND NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION HAS BEEN POSTED AT:
COUNTY CLERK Neg. Declaration/Aff. Determination Filed per PRC, 21152

APR 20 2005

The City of Calimesa, 908 Park Avenue, Calimesa, CA 92320

- 3. Mitigation measures X were were not made a condition of the approval of the project.
4. A statement of Overriding Consideration X was was not adopted by the City of Calimesa, State of California.
5. Findings X were were not made pursuant to the provisions of CEQA.

Date: April 19, 2005 Signature: [Handwritten Signature]

Date Received for Filing: Title: Planning Manager



SUMMERWIND RANCH AT OAK VALLEY
Amendment No. 1 to the
Oak Valley Specific Plan Area No. 1

FINAL
ENVIRONMENTAL IMPACT REPORT
SCH#2004061035

City of Calimesa

March 2005

**FINAL
ENVIRONMENTAL IMPACT REPORT**

SCH# 2004061035

SUMMERWIND RANCH AT OAK VALLEY

**Amendment No. 1 to the
Oak Valley Specific Plan Area No. 1**

Lead Agency:

**City of Calimesa
Planning Department**
908 Park Avenue
P.O. Box 1190
Calimesa, California 92320

Consultant:

EDAW, Inc.
2737 Campus Drive
Irvine, California 92612
Contact: Mr. Thomas Ryan, Project Manager
(949) 660-8044

March 2005

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1.0 INTRODUCTION

1.1 ORGANIZATION

This document is the Final Environmental Impact Report (Final EIR) for the Summerwind Ranch at Oak Valley project. It also serves as the Response to Comments on the Draft EIR. This document contains all information available in the public record related to the Draft EIR and is an informational document that has been prepared by the City of Calimesa.

According to the CEQA Guidelines (Section 15132), a Final EIR must consist of the following elements:

- The Draft EIR or a revision of that draft.
- Comments and recommendations received on the Draft EIR either verbatim or in summary.
- A list of persons, organizations, and public agencies that commented on the Draft EIR.
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- Any other information added by the Lead Agency.

This Final EIR serves to complete the environmental document process required by CEQA and includes the following information:

Section 1.0 – Introduction: This section provides an introduction to the Final EIR and a list of comment letters received on the Draft EIR.

Section 2.0 – Comment Letters and Responses: This section provides a list of persons commenting on the Draft EIR, copies of the written comments (numerically coded for reference), and the responses to those comments put forth by the City of Calimesa.

Section 3.0 – Changes to the Draft EIR: This section includes all corrections and additions to the Draft EIR text made as a result of comments received. Any changes in text are indicated by underline/strikeout revision.

Although not included within the cover of this Final EIR, the Draft EIR as issued for public review in January 2005 is incorporated herein by reference and is revised as shown in Section 3.0.

1.2 ENVIRONMENTAL REVIEW PROCESS

The City of Calimesa issued a Notice of Preparation of Draft EIR (NOP) on July 9, 2004, announcing preparation of an environmental document for the proposed Summerwind Ranch at Oak Valley project. The NOP with CEQA Initial Study was sent to various persons, agencies, and organizations that would

likely be interested or affected by the proposed project. Additionally, a notice was published notifying agencies and persons about the environmental process, where to review copies of the NOP/IS, and how to participate in the process. A project scoping meeting was also held at the City of Calimesa on November 18, 2004 to solicit input and comments from the public. Written and verbal comments on the project were collect at this meeting. The Draft EIR addressed those comments.

A total of four comment letters were received during the NOP review period, which began on June 4, 2004 and ended on July 5, 2004. The comments received during the scoping meeting and the comments on the NOP were considered by the lead agency in determining the scope of the issues to be addressed in the environmental document.

Upon completion and finalization of the Draft EIR, it was circulated for the CEQA mandated 45-day review period, which began on January 6, 2005 and ended on February 21, 2005 (the City extended the comment period by one day, and based on the February 23, 2005 State Clearinghouse letter, the review period officially closed on February 22, 2005). One comment letter was received on the Draft EIR.

A Planning Commission Workshop was held on February 28, 2005 to introduce the project to the members of the City of Calimesa Planning Commission and respond to questions/concerns expressed by the Planning Commissioners.

1.3 COMMENT LETTERS

During the 45-day review period, one comment letter on the Draft EIR was received by the City of Calimesa. The comment letter was received from:

1. Morongo Band of Mission Indians, Britt W. Wilson - January 31, 2005.

A response to this comment letter was prepared and is contained in the next section.

1.4 PROJECT SUMMARY

The Draft EIR for this project addressed the environmental issues, alternatives, and impacts associated with implementation of the proposed project. The project proposes 3,683 dwelling units, 260 acres of commercial and business park as well as some public and semi-public uses, three schools, 89.6 acres of parks and community recreation, 1,403.5 acres of natural open space, and a water reclamation facility on 2,590.7 acres of land. The proposed project would be built in phases in response to market demands. A total of five residential development phases are proposed. Commercial and public facilities would occur concurrently with residential development.

The Draft EIR was prepared in accordance with CEQA as amended (Public Resource Code Section 21000 et seq.) and the State Guidelines for implementation of CEQA (CEQA Guidelines) as amended

(California Administrative Code Section 15000 et seq.). The Draft EIR complies with rules, regulations, and procedures of CEQA Guidelines Section 15080 through 15097 regarding the EIR process.

The EIR analyzed the potentially significant environmental impacts of the proposed project. The potential cumulative impacts, that is, the effects of the proposed project in conjunction with past, present, and reasonably foreseeable future projects in the surrounding area, was also analyzed. The EIR identified alternatives to the proposed project and discussed possible ways to reduce or avoid the potentially significant environmental impacts.

For purposes of providing a summary of the Draft EIR, the project summary matrix is included herein, which shows project-specific and cumulative significant impacts, the level of significance, and the mitigation measures recommended in the Draft EIR. The project summary matrix incorporates the changes to the mitigation measures, however, Section 3.0 of this Final EIR specifically includes the changes in marked text and the errata pages to the Draft EIR.

Table 1-1
 Potential Impacts and Mitigation of the Proposed Pine Tree Wind Project

Impact	Mitigation Measures	Scope
3.1 Aesthetics		
<p>Impact A1 The project has the potential to significantly impact the visual resources of the site. <i>Less than significant with mitigation.</i></p>	<p>MM-A1 All proposed development shall comply with development standards and design guidelines (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.), established in the Specific Plan document.</p>	Project specific
<p>Impact A2 The project has the potential to degrade the visual quality of the site. <i>Less than significant with mitigation.</i></p>	<p>MM-A2 Mitigation Measure MM-A1 is applicable to the impact on visual quality of the site.</p>	Project specific
<p>Impact A3 The project has the potential to result in significant light and glare impacts. <i>Less than significant with mitigation.</i></p>	<p>MM-A3 Mitigation Measure MM-A1 is applicable to the light and glare impact.</p>	Project specific
<p>Impact A4 The proposed project has the potential to create cumulative aesthetic and light and glare impacts, in conjunction with other cumulative developments in the area. <i>Less Than Significant with mitigation.</i></p>	<p>MM-A4 Mitigation Measure MM-A1 is applicable to the cumulative impacts.</p>	Cumulative

Impact	Mitigation Measures	Scope
<p>3.2 Air Quality</p> <p>Impact AQ1 Construction activity would result in significant short-term impacts on local and regional air quality due to generation of fugitive dust. <i>Significant and unavoidable. Remains significant with mitigation.</i></p>	<p>MM-AQ1 The project proponent will implement Rule 403 as applicable, which would include but not be limited to the following:</p> <ul style="list-style-type: none"> ▪ Portions of the site under active construction shall be watered as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction (locations where grading is to occur will be thoroughly watered prior to earthmoving). ▪ Soils shall be watered/stabilized prior to, during, and following cut and fill activities. ▪ A minimum soil moisture content of 12% shall be maintained during earth-moving activities using the ASTM method D-2216. ▪ All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or maintain at least two feet of freeboard in accordance with the requirements of Section 23114 of the California Vehicle Code (CVC). ▪ Construction access roads shall be paved at least 100 feet onto the site from main roads. ▪ Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. Roads shall be watered every two hours during active construction operations, and/or a chemical stabilizer shall be applied to all unpaved surfaces. 	<p>Project specific</p>

Impact	Mitigation Measures	Scope
	<ul style="list-style-type: none"> ▪ Disturbed areas shall be revegetated as quickly as possible consistent with approved erosion control plans. ▪ A Traffic Control Plan shall be provided for each major phase of construction by the Applicant and approved by the City Engineer addressing construction site access and egress, temporary road detours, construction traffic parking and staging, and haul routes. ▪ All streets used for construction site access or egress shall be swept once daily during active construction if visible soil materials are carried to adjacent streets. 	
<p>Impact AQ2 Construction activities would result in significant short-term impacts on local and regional air quality due to generation of NOx, ROG, and CO. <i>Less than significant with mitigation.</i></p>	<p>MM AQ2-1 Construction equipment with low emission factors and high energy efficiency shall be used where possible and when available.</p> <p>MM AQ2-2 To minimize equipment emissions, engine maintenance shall be performed regularly.</p> <p>MM AQ2-3 Alternative fuels such as ultra-low sulfur diesel for off-road construction vehicles/equipment shall be used where possible.</p>	Project specific
<p>Impact AQ3 Construction activities would potentially exceed the SCAQMD threshold for VOCs. <i>Less than significant with mitigation.</i></p>	<p>MM AQ3 Application of architectural coatings (i.e., paint, etc.) shall be limited to an average of no more than 225 gallons per week and/or “Zero-VOC” paint shall be used.</p>	Project specific

Impact	Mitigation Measures	Scope
<p>Impact AQ4 Project operation would result in significant long-term operational impacts on regional air quality by exceeding SCAQMD thresholds. <i>Significant and unavoidable. Remains significant with mitigation.</i></p>	<p>The following mitigation measures are recommended to help reduce operational air quality impacts for mobile and stationary sources:</p> <p>MM AQ4-1 On-site bicycle trails linking the facility to designated bicycle commuting routes shall be provided.</p> <p>MM AQ4-2 Site improvements such as street lighting, street furniture, route signs, bus turnouts, and sidewalks or pedestrian paths shall be provided.</p> <p>MM AQ4-3 The proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows:</p> <ul style="list-style-type: none"> ▪ Use of low emission water heaters ▪ Use of energy efficient appliances <p>MM AQ4-4 Park and ride lots shall be provided near freeway access, as follows:</p> <ul style="list-style-type: none"> ▪ Development of approximately 50-60 parking spaces within the residential component of the project. ▪ Development of approximately 100 parking spaces within the commercial component of the project. <p>MM AQ4-5 According to Ride Guide provided by the RTA (Riverside Transit Agency), bus route 36 shall serve the proposed project site. The project will provide bus turnout facilities to serve this route as recommended by RTA.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>Impact AQ5 The project's significant operational impacts could lead to inconsistency with the SCAQMD's AQMP. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact AQ6 The project would potentially expose a substantial number of people to substantial concentrations of air pollutants. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact AQ7 The proposed wastewater treatment plant could potentially expose a substantial number of people to objectionable odors. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact AQ8 The project would potentially expose a substantial number of people to adverse concentrations of carbon monoxide. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project Specific</p>

Impact	Mitigation Measures	Scope
<p>Impact AQ9 The proposed project would result in significant cumulative impacts. <i>Significant and unavoidable. Remains significant with mitigation.</i></p>	<p>MM AQ9 Cumulative impacts are reduced by implementation of mitigation measures for construction and operations. But the impacts remain significant.</p>	<p>Cumulative</p>
<p>3.3 Biological Resources</p>		
<p>Impact BR1 Construction of the proposed project would directly and permanently impact approximately 99.3 acres of native coastal sage scrub considered sensitive by California Department of Fish and Game (CDFG). <i>Less than significant with mitigation.</i></p>	<p>MM-BR1 Permanent direct impacts to 99.3 acres of coastal sage scrub will be offset by compliance with the mitigation requirements listed under the Multiple Species Habitat Conservation Plan (MSHCP). These requirements include on-site preservation of coastal sage scrub habitat. The proposed plan preserves all of the coastal sage scrub habitat on the project site that is within Criteria Cells, which includes approximately 135.4 acres of coastal sage scrub habitat.</p>	<p>Project specific</p>
<p>Impact BR2 Construction of the proposed project would directly and permanently impact approximately 20.8 acres of native oak woodland considered sensitive by CDFG. The impact would include direct and permanent impacts on approximately 198 individual trees with potential impacts to an additional 38 individual trees. Thus, 236 oak trees are impacted or potentially impacted by the proposed project.</p>	<p>MM-BR2 Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would involve actions prior to and during construction:</p> <ul style="list-style-type: none"> ▪ Prior to issuance of grading permits, on-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site. ▪ During construction, oak trees shall be planted from container stock as well as from acorns collected on the site to ensure that 	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p><i>Less than significant with mitigation.</i></p>	<p>the regenerated oak seedlings will have the best genetic adaptation for the Summerwind_Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent containers as mitigation for the removal of up to 236 oak trees, as shown in Table 3.3-5. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.</p>	
<p>Impact BR3 Construction of the proposed project would directly and permanently impact approximately 0.3 acres of native riparian woodland considered sensitive by CDFG. (Of the total, approximately 0.2 acres is delineated as jurisdictional wetlands). <i>Less than significant with mitigation.</i></p>	<p>MM-BR3 Mitigation requirements to offset permanent direct impacts to 0.3 acres of riparian woodlands would include on-site or off-site habitat creation or enhancement. Regulatory agencies will establish appropriate mitigation ratios in accordance with their policy of no net loss of riparian and wetland values.</p>	<p>Project specific</p>
<p>Impact BR4 Permanent indirect impacts could occur to coastal sage scrub, oak woodland, and riparian woodland in the future if graded areas are left bare after project construction, thus encouraging exotic species introduction and invasion. <i>Less than significant with mitigation.</i></p>	<p>MM-BR4 Mitigation recommendations for potential permanent impacts to vegetation communities will be satisfied by applying a native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes will be approved by the appropriate regulatory agency.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>Impact BR5 Construction of the proposed project would directly and permanently impact approximately 0.2 acres of jurisdictional wetland riparian woodland habitat. <i>Less than significant with mitigation.</i></p>	<p>MM-BR5 Mitigation requirements to offset permanent direct impacts to jurisdictional wetlands will be met by a combination of wetland creation, restoration, or enhancement. The mitigation site should be preserved at a suitable area near the impact area. Mitigation requirements for permanent impacts to jurisdictional wetlands resulting from project-related construction would be determined during the regulatory agency permit process at mitigation ratios consistent with the policy of no net loss of wetland values.</p>	<p>Project specific</p>
<p>Impact BR6 Construction of the proposed project would directly and permanently impact approximately 1.4 acres of jurisdictional wetland meadow habitat. <i>Less than significant with mitigation.</i></p>	<p>MM-BR6 Mitigation Measure MM-BR5 is applicable to the wetlands impacts.</p>	<p>Project specific</p>
<p>Impact BR7 Construction of the proposed project would directly and permanently impact approximately 2.0 acres of non-wetland waters of the U.S., also considered waters of the state. <i>Less than significant with mitigation.</i></p>	<p>MM-BR7 Mitigation requirements for permanent direct impacts to ephemeral and intermittent drainages would require habitat creation, enhancement or restoration, and preservation at a location approved by the resource agencies through the permitting process.</p>	<p>Project specific</p>
<p>Impact BR8 Permanent indirect impacts could occur to jurisdictional wetlands and waters in the future if the graded areas</p>	<p>MM-BR8 Mitigation recommendations for potential permanent indirect impacts to wetland habitats will be satisfied by implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>are left bare after project construction, thus encouraging exotic species introduction and invasion. <i>Less than significant with mitigation.</i></p>		
<p>Impact BR9 Construction of the proposed project would directly and permanently impact approximately 0.3 acres of suitable habitat for the least Bell's vireo and southwestern willow flycatcher, which is coincident with the riparian woodland habitat discussed above. <i>Less than significant with mitigation.</i></p>	<p>MM-BR9-1 Mitigation requirements for permanent direct impacts to the least Bell's vireo and southwestern willow flycatcher habitat will be met through on-site preservation in Criteria Area Cells (Quadrant 479) outlined in Table 3.3-4. This habitat preservation is coincident to the riparian habitat preservation listed in MM-BR3.</p> <p>MM-BR9-2 Preconstruction surveys for least Bell's vireo and southwestern willow flycatcher will be conducted prior to construction in or adjacent to habitat areas in accordance with the applicable protocol. Based on the protocol survey results, appropriate avoidance measures would be determined through consultation with regulatory agencies.</p>	<p>Project Specific</p>
<p>Impact BR10 Permanent and temporary direct impacts to birds listed under the MBTA or BEPA would potentially occur during vegetation clearing and grading, and could occur incidentally during other project phases. These impacts are considered by the U. S. Fish and Wildlife Service and MSHCP to be a violation of these federal and</p>	<p>MM-BR10 To avoid or minimize impacts to birds covered under the Migratory Bird Treaty Act (MBTA) and/or Bald Eagle Protection Act (BEPA) the following will be implemented:</p> <ul style="list-style-type: none"> ▪ Clearing and grubbing of vegetation within areas identified as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season. ▪ If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be 	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>regional acts. However, because significant impacts associated with project construction or operation would be an unintended or incidental occurrence, it is unlikely that this would be considered a “take” under either the MBTA or BEPA. <i>Less than significant with mitigation.</i></p>	<p>conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.</p> <ul style="list-style-type: none"> ▪ In the event that least Bell’s vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA L_{eq} within the occupied habitat of the species during the nesting season. ▪ Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid “light spill” into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting used during the course of construction shall be directed away from on-site habitat conservation areas and off-site properties. ▪ Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures. ▪ If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall 	

Impact	Mitigation Measures	Scope
<p>Impact BR11 Permanent indirect impacts to the least Bell's vireo and southwestern willow flycatcher could occur from habitat fragmentation resulting from the proposed project within the riparian areas. <i>Less than significant with mitigation.</i></p>	<p>be conducted by a qualified biologist no more than 1 week prior to construction initiation. The biologist shall identify those areas where construction is to be avoided in order to avoid destruction of nests.</p> <ul style="list-style-type: none"> ▪ Preconstruction surveys shall be performed in appropriate habitat areas consistent with requirements of the MSHCP, for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results. 	
<p>Impact BR12 Permanent indirect impacts to the 16 sensitive species detected on site could occur from alteration of habitat within the upland and riparian areas. <i>Less than significant with mitigation.</i></p>	<p>MM-BR11 Indirect impacts to least Bell's vireo and southwestern willow flycatcher habitat will be addressed through on-site preservation coincident to the riparian habitat preservation listed in MM-BR3. This measure will decrease the level of habitat fragmentation and reduce the impact to less than significant.</p> <p>MM-BR12 Mitigation measures for indirect impacts to the 16 sensitive and covered species present on-site will be met through the extensive in-kind preservation outlined in Table 3.3-4 and through compliance with other requirements of the MSHCP. For instance, Yucaipa onion and many-stemmed dudleya are not expected to occur on the site; however, focused surveys will be conducted in appropriate habitat during proper time of year. If these species are found on-site, appropriate mitigation will be implemented upon</p>	<p>Project specific</p> <p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>Impact BR13 Permanent direct impacts to MSHCP-designated wildlife corridor areas, Proposed Linkage 12 and Proposed Constrained Linkage 23 in MSHCP Cell 41.1, could occur as a result of project construction or operations and maintenance activities. <i>Less than significant with mitigation.</i></p>	<p>concurrency by regulatory agencies.</p> <p>MM-BR13 Mitigation requirements to offset project impacts to wildlife corridors, listed under the MSHCP, includes the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 within the project Criteria Area Cells. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective. Further enhancement of the corridors and habitat linkages will require installing properly-sized passageways under new on-site roads.</p>	<p>Project specific</p>
<p>Impact BR14 Permanent indirect impacts to MSHCP-designated wildlife corridor areas could occur as a result of exotic species introductions, noise, and nighttime lighting impacts to the adjacent linkage areas. <i>Less than significant with mitigation.</i></p>	<p>MM-BR14 Indirect impacts are mitigated with implementation of MM-BR13.</p>	<p>Project specific</p>
<p>3.4 Cultural Resources</p>		
<p>Impact CR1 The project would impact four cultural resources sites within the project area. <i>Less than significant with mitigation.</i></p>	<p>Please refer to Table 3.4-2 and the following discussion regarding the impacts to cultural resources within the site.</p>	<p>Project specific</p>
<p>Impact CR2 The project would impact the</p>	<p>MM-CR2-1 Preconstruction salvage of known exposed paleontological resources shall be conducted.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>paleontological resources within the project site. <i>Less than significant with mitigation.</i></p>	<p>MM-CR2-2 Preconstruction field examination of fossil soil horizons with high potential for paleontological resources, and salvage of fossils as necessary shall be conducted.</p> <p>MM-CR2-3 A project specific sampling plan that will recover standard samples of fossiliferous paleosols in stratigraphic succession within the affected areas shall be developed. The sampling program will include 12 samples from the San Timoteo Formation and three from younger sediments. These samples will be prepared by water-washing through 20 and 30 mesh screens.</p> <p>MM-CR2-4 Excavation in sediments with undetermined potential shall be monitored 50 percent of the time; and if paleontological resources are identified, monitoring shall be changed to full time. Monitors shall be empowered to temporarily redirect earthmoving equipment while fossils are examined and removed. If multiple pieces of earthmoving equipment are working simultaneously or if excavation is conducted in widely separated areas, additional monitors shall be provided as necessary.</p> <p>MM-CR2-5 Fossils collected during the project shall be prepared to a reasonable point of identification. The samples shall be cleaned of excess sediment or matrix and housed in an accredited museum repository. A written fossil specimen repository agreement shall be arranged in advance of excavation monitoring.</p> <p>MM-CR2-6 A report documenting the results of the monitoring and salvage</p>	

Impact	Mitigation Measures	Scope
<p>3.5 Geology and Soils</p>		
<p>Impact GS1 Potential impacts related to faulting and seismicity (including liquefaction) could occur with project implementation. <i>Less than significant with mitigation.</i></p>	<p>MM-GS1-1 The removal of all topsoil, partially saturated alluvium, colluvium, and highly weathered older alluvium and San Timoteo Formation shall be required under all structural fill areas from an estimated range of 1 to 40 feet.</p> <p>MM-GS1-2 Unsuitable soils shall be excavated and compacted using conventional grading techniques.</p> <p>MM-GS1-3 Post-Tensioned slab/foundation systems shall be used for all structures to be constructed over areas of shallow groundwater and left-in-place alluvium.</p>	<p>Project specific</p>
<p>Impact GS2 Potential impacts related to soils and stability (i.e., seismically induced landslides) could occur with project implementation. <i>Less than significant with mitigation.</i></p>	<p>MM-GS2-1 Proper grading in accordance with the State of California Special Publication 117 shall be required of all sloped terrain.</p> <p>MM-GS2-2 Conventional shallow foundations and slab-on-grade or post-tensioned slab/foundations shall be utilized for single-family residential structures.</p> <p>MM-GS2-3 Project mass grading and rough grading for individual development projects shall be done in conformance with a detailed Geotechnical and Soils Engineering Study. The study shall be approved by the City Engineer prior to issuance of grading permits and shall address potential hazards associated with groundshaking, secondary seismic hazards, slope stability,</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
	<p>and public safety. Such studies shall:</p> <ul style="list-style-type: none"> ▪ Conform to code requirements, standards and guidelines of the City of Calimesa; ▪ Fully and accurately reflect site conditions and hazards; and ▪ Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site. <p>MM-GS2-4 All site grading shall be accomplished under the supervision of certified engineering geologist.</p>	
<p>Impact GS3 Potential impacts to unique geologic or topographic features could occur with project implementation. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact GS4 Potential cumulative impacts could result with project implementation. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Cumulative</p>
<p>3.6 Hydrology and Water Quality</p>		
<p>Impact HW1 The project could potentially result in impacts to surface drainage. <i>Less than significant with mitigation.</i></p>	<p>MM HW1-1 Construction and development of all phases shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm water Permit requirements to the satisfaction of the City of Calimesa.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
	<p>Applicable BMP provisions as developed through the specific plan drainage concept and City requirements shall be incorporated into the NPDES Permit.</p> <p>MM HW1-2 Individual projects within the specific plan area shall be reviewed by the City of Calimesa for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control storm water discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping.</p> <p>The following are examples of BMPs that may be included within NPDES permit requirements for individual projects:</p> <ul style="list-style-type: none"> ▪ Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into storm water facilities. ▪ Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms. Or application of approved soil binders on graded 	

Impact	Mitigation Measures	Scope
	<p>building pads if they are not built upon before the onset of the rainy season.</p> <ul style="list-style-type: none"> ▪ Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to storm water facilities. <p>The City shall review subsequent development projects within the specific plan area for the application of BMPs to reduce water pollution from urban runoff. The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and any Drainage Area Management Plan under the NPDES program.</p>	
<p>Impact HW2 The project could potentially result in impacts to water quality. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact HW3 The project could potentially result in impacts to groundwater. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>Impact HW4 The project could potentially result in impacts from flooding. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>3.7 Land Use and Planning</p>		
<p>Impact LU1 Implementation of the proposed project has the potential to affect the surrounding land uses during construction and operations. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact LU2 The proposed project would require amendment of the City's General Plan. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>Impact LU3 The proposed project would require amendment of the adopted specific plan for the project site, SP1. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact LU4 The proposed project would substantially add to the City's dedicated open space inventory but would provide land use development within the area covered by the Western Riverside MSHCP. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact LU5 The proposed project has the potential to result in cumulative land use impacts. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Cumulative</p>
<p>3.8 Noise</p>		
<p>Impact N1 The proposed project would create a significant short-term construction noise impact. <i>Less than significant with mitigation.</i></p>	<p>MM-N1-1 During all project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.</p>	<p>Project specific</p>
	<p>MM-N1-2 The construction contractor shall locate equipment staging in areas</p>	

Impact	Mitigation Measures	Scope
	<p>that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.</p> <p>MM-N1-3 The construction contractor shall limit all construction related activities that would result in high noise levels according to the construction hours to be determined by City staff.</p> <p>MM-N1-4 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.</p>	
<p>Impact N2 The project has the potential to create a significant increase in traffic noise at build-out (cumulative conditions). <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact N3 The project has the potential to create noise impacts to multi-family homes, adjacent to the I-10 Freeway. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Project specific</p>
<p>Impact N4 Train noise has the potential to significantly affect the project site.</p>	<p>No mitigation required.</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
<p>However, the noise level at the boundary of the residential area was measured at 55.4 dBA CNEL, which is significantly less than the City of Calimesa's 65 dBA CNEL exterior noise standard. <i>Less than significant.</i></p>		
<p>Impact N5 The project has the potential impact to create significant exterior noise, exceeding the City of Calimesa standards for exterior residential areas. <i>Less than significant with mitigation.</i></p>	<p>With the construction of a minimum six-foot high sound attenuation wall, the exterior noise levels at the residential lots adjacent to these roads will remain below the City of Calimesa 65 dBA CNEL exterior noise level standards.</p>	<p>Project specific</p>
<p>3.9 Public Services</p>		
<p>Impact PS1 The proposed project would increase demand for fire protection services. <i>Less than significant with mitigation.</i></p>	<p>MM-PS1-1 Developer impact fees shall be paid to contribute to the cost of new fire facilities, and equipment to offset the increase in fire services demand.</p> <p>MM-PS1-2 The City shall coordinate with the Fire District to evaluate potential new station sites within the area of the proposed project to provide adequate response times for emergency services.</p> <p>MM-PS1-3 Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District</p>	<p>Project specific</p>

Impact	Mitigation Measures	Scope
	<p>standards.</p> <p>MM-PS1-4 Water lines within the project site shall be designed to meet the fire requirements.</p> <p>MM-PS1-5 Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval.</p>	
<p>Impact PS2 The proposed project would increase demand for police protection services. <i>Less than significant with mitigation.</i></p>	<p>MM-PS2 Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service at the Summerwind at Oak Valley project site.</p>	Project specific
<p>Impact PS3 The proposed project would result in an increase of students attending local schools. <i>Less than significant with mitigation.</i></p>	<p>MM-PS3-1 Developers/builders within the plan area shall work with Beaumont Unified School District (BUSD) to plan school service for the proposed development.</p> <p>MM-PS3-2 Prior to issuance of building permits for each phase of development, project developers shall pay statutory developer fees to the BUSD and/or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.</p>	Project specific
<p>Impact PS4 The proposed project would increase</p>	<p>No mitigation required.</p>	Project specific

Impact	Mitigation Measures	Scope
<p>demand for local and regional parkland. <i>Less than significant.</i></p>		
<p>Impact PS5 The proposed project would increase demand for library services. <i>Less than significant with mitigation.</i></p>	<p>MM-PS5 Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities. The proposed development agreement for the project shall include the specific details of the agreement between the City and the developers on satisfying the requirements of this mitigation measure.</p>	<p>Project specific</p>
<p>Impact PS6 The proposed project has the potential to result in cumulative fire protection impacts. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Cumulative</p>
<p>Impact PS7 The proposed project has the potential to result in cumulative police protection impacts. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	<p>Cumulative</p>
<p>Impact PS8 The proposed project has the potential to result in cumulative impacts to nearby schools.</p>	<p>No mitigation required.</p>	<p>Cumulative</p>

Impact	Mitigation Measures	Scope
<p>3.10 Transportation and Traffic</p> <p>Impact T1</p> <p>The proposed project would potentially impact the LOS in Phase 1 for the intersections listed in Table 3.10-5. <i>Less than significant with mitigation.</i></p>	<p>PHASE 1 – RESIDENTIAL DEVELOPMENT (FIGURE 3.10-29)</p> <p>MM-T1-1 Traffic signals and left turn lane striping at the I-10 Freeway/Cherry Valley Interchange ramp intersections shall be installed.</p> <p>MM-T1-2 Traffic signals and turn lane improvements shall be installed at the following intersections (Figure 3.10-33):</p> <ul style="list-style-type: none"> ▪ Roberts Roads at Cherry Valley Boulevard ▪ Realigned Desert Lawn Drive (“G” Street) at Cherry Valley Boulevard <p>MM-T1-3 The extension of “J” Street (Cherry Valley Boulevard) shall be constructed from the I-10 Southbound Ramps to Roberts Road as an interim two-lane 32-foot pavement section.</p> <p>MM-T1-4 “J” Street shall be constructed from Roberts Road to the realigned Desert Lawn Drive (“G” Street) at its ultimate half-section width as an Urban Arterial roadway (134-foot ROW) adjacent to the project.</p> <p>MM-T1-5 “J” Street shall be constructed from the realigned Desert Lawn Drive (“G” Street) to the TAZ “G” south boundary at its ultimate full-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T1-6 “J” Street shall be constructed from the TAZ “G” south boundary to</p>	<p>Project Specific</p>

Impact	Mitigation Measures	Scope
	<p>Champions Drive as an interim two-lane 32-foot pavement section.</p> <p>MM-T1-7 Champions Drive shall be constructed from its terminus to "J" Street as an interim two-lane 32-foot pavement section.</p> <p>MM-T1-8 The realignment of Desert Lawn Drive shall be constructed from "J" Street to the TAZ "G" east boundary at its ultimate half-section width as a Secondary roadway (88-foot ROW) adjacent to the project.</p> <p>MM-T1-9 The realignment of Desert Lawn Drive shall be constructed from the TAZ "G" east boundary to its existing alignment adjacent to I-10 Freeway as an interim two-lane 32-foot pavement section.</p> <p>MM-T1-10 "G" Street shall be constructed from "J" Street to the TAZ "A" south boundary at its ultimate full-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T1-11 Roberts Road shall be constructed from "J" Street to the TAZ "D" west boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW) adjacent to the project.</p> <p>MM-T1-12 Roberts Road shall be constructed from the TAZ "D" west boundary to the TAZ "H" south boundary as an interim two-lane 32-foot pavement section.</p> <p>MM-T1-13 Roberts Road shall be constructed from the TAZ "H" south boundary to the existing Roberts Road/Woodhouse Road alignment as an interim two-lane 32-foot pavement section adjacent to the</p>	

Impact	Mitigation Measures	Scope
<p>Impact T2 The proposed project would potentially impact the LOS in Phase 2 for the intersections listed in Table 3.10-5, above. <i>Less than significant with mitigation.</i></p>	<p>project.</p> <p>PHASE 2 - RESIDENTIAL DEVELOPMENT (FIGURE 3.10-30) The Developer shall participate in the I-10 Freeway/Cherry Valley Interchange improvement project.</p> <p>MM-T2-1 The Developer shall participate in the installation of a traffic signal and turn lane improvements at the intersection of Calimesa Boulevard and Singleton Road.</p> <p>MM-T2-2 A traffic signal and turn lane improvements shall be installed at the intersection of Roberts Road/Woodhouse Road and Singleton Road.</p> <p>MM-T2-3 The extension of Singleton Road from Roberts Road/Woodhouse Road to the TAZ "T" west boundary shall be constructed as an interim two-lane 32-foot pavement section.</p> <p>MM-T2-4 Singleton Road from the TAZ "T" west boundary to TAZ "N" Access Driveway shall be constructed at its ultimate half-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T2-5 "A" Street from Singleton Road to the TAZ "O" north boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T2-6 "A" Street from the TAZ "O" north boundary to "B" Street shall be constructed at its ultimate half-section width as a Divided Collector</p>	<p>Project Specific</p>

Impact	Mitigation Measures	Scope
	<p>roadway (78-foot ROW).</p> <p>MM-T2-7 "B" Street from the TAZ "M" north boundary to "A" Street shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T2-8 "B" Street from "A" Street to the TAZ "M" west boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T2-9 "B" Street east of the TAZ "M" west boundary along the TAZ "N" north boundary shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).</p> <p>PHASE 2 - TOWN CENTER (FIGURE 3.10-31)</p> <p>MM-T2-10 The Developer shall participate in the I-10 Freeway/Cherry Valley Interchange improvement project.</p> <p>MM-T2-11 The Developer shall participate in the installation of a traffic signal and turn lane improvements at the intersection of Calimesa Boulevard and Singleton Road.</p> <p>MM-T2-12 Turn lane improvements shall be provided at the intersection of Roberts Road and "J" Street (Cherry Valley Boulevard).</p> <p>MM-T2-13 "J" Street shall be widened from the I-10 Southbound ramps to Roberts Road at its ultimate half-section width as an Urban Arterial</p>	

Impact	Mitigation Measures	Scope
<p>Impact T3 The proposed project would potentially impact the LOS in Phase 3 for the intersections listed in Table 3.10-5, above. <i>Less than significant with mitigation.</i></p>	<p>roadway (134-foot ROW).</p> <p>MM-T2-14 Roberts Road from “J” Street to the TAZ “D” west boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T2-15 Roberts Road shall be widened from the TAZ “D” west boundary to the TAZ “C” north boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T2-16 Singleton Road from Roberts Road to the TAZ “T” shall be constructed at its ultimate half-section width as an Arterial roadway (110-foot ROW).</p>	<p>Project Specific</p>
	<p>PHASE 3 - RESIDENTIAL DEVELOPMENT (FIGURE 3.10-32)</p> <p>MM-T3-1 The Developer shall participate in the I-10 Freeway/Singleton Interchange improvement project.</p> <p>MM-T3-2 The Developer shall participate in providing turn lane improvements at the I-10 Freeway/Cherry Valley Interchange.</p> <p>MM-T3-3 Traffic signals and turn lane improvements shall be installed at the following intersections:</p> <ul style="list-style-type: none"> ▪ “C” Street at Singleton Road ▪ “A” Street at Singleton Road 	

Impact	Mitigation Measures	Scope
	<p>MM-T3-4 Roberts Road from the TAZ “B” south boundary to the TAZ “C” north boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T3-5 Roberts Road shall be widened from the TAZ “C” north boundary to the TAZ “B” north boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T3-6 Singleton Road from its Phase 2 terminus (See Exhibit 1-D) to “C” Street shall be constructed at its ultimate half-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T3-7 Singleton Road from “C” Street to San Timoteo Canyon Road shall be constructed as an interim two-lane 32-foot pavement section.</p> <p>MM-T3-8 “C” Street from Singleton Road to the TAZ “I” north boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T3-9 “C” Street from the TAZ “I” north boundary to “B” Street shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T3-10 “C” Street from “B” Street to Roberts Road shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T3-11 Roberts Road from “C” Street to the TAZ “S” north boundary shall be constructed at its ultimate half-section width as an Arterial</p>	

Impact	Mitigation Measures	Scope
	<p>roadway (110-foot ROW).</p> <p>MM-T3-12 Complete "B" Street from "C" Street to the TAZ "I" east boundary at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T3-13 "B" Street from "A" Street to "C" Street shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T3-14 "A" Street from "B" Street to the TAZ "V" south boundary shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>PHASE 3 - TOWN CENTER (FIGURE 3.10-33)</p> <p>MM-T3-15 The Developer shall participate in the I-10 Freeway/Singleton Interchange improvement project.</p> <p>MM-T3-16 The Developer shall participate in providing turn lane improvements at the I-10 Freeway/Cherry Valley Interchange.</p> <p>MM-T3-17 Traffic signals and turn lane improvements shall be installed at the following intersections:</p> <ul style="list-style-type: none"> ▪ "F" Street at Singleton Road ▪ Roberts Road at Singleton Road ▪ Roberts Road at Singleton Road 	

Impact	Mitigation Measures	Scope
	<p>MM-T3-18 Turn lane improvements shall be provided at the following intersections:</p> <ul style="list-style-type: none"> ▪ Roberts Road at “J” Street (Cherry Valley Boulevard) ▪ Realigned Desert Lawn Drive (“G” Street) at “J” Street (Cherry Valley Boulevard) <p>MM-T3-19 “J” Street from the I-10 Southbound Ramps to the realigned Desert Lawn Drive shall be completed at its ultimate full-section width as an Urban Arterial roadway (134-foot ROW).</p> <p>MM-T3-20 The realigned Desert Lawn Drive from “J” Street to the TAZ “F” east boundary shall be completed at its ultimate full-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T3-21 Roberts Road shall be widened from the TAZ “U” south boundary to “F” Street at its ultimate half-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T3-22 Singleton Road shall be widened from the I-10 Southbound Ramps to Roberts Road at its ultimate half-section width as an Urban Arterial roadway (134-foot ROW).</p> <p>MM-T3-23 Roberts Road from Singleton Road to the TAZ “S” north boundary shall be constructed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T3-24 Singleton Road from “F” Street to the TAZ “P” west boundary shall be completed at its ultimate full-section width as an Arterial roadway</p>	

Impact	Mitigation Measures	Scope
	<p>(110-foot ROW).</p> <p>MM-T3-25 ‘F’ Street from Roberts Road to Singleton Road shall be constructed at its ultimate half-section width as a Major roadway (100-foot ROW).</p> <p>MM-T3-26 The realignment of Roberts Road south of Singleton Road shall be constructed as an interim 32-foot pavement section.</p>	
<p>Impact T4 The proposed project would potentially impact the LOS in 2030 for the intersections listed in Table 3.10-5, above. <i>Less than significant with mitigation.</i></p>	<p>2030 - RESIDENTIAL DEVELOPMENT (FIGURE 3.10-34)</p> <p>MM-T4-1 The Developer shall participate in the northerly extension of Roberts Road from the northerly Summerwind Ranch project boundary to ‘D’ Street (southerly Fiesta Property boundary) on a fair share basis.</p> <p>MM-T4-2 The Developer shall participate in providing turn lane improvements at the following locations:</p> <ul style="list-style-type: none"> ▪ I-10 Freeway/Cherry Valley Interchange ▪ I-10 Freeway/Singleton Interchange <p>MM-T4-3 Traffic signals and turn lane improvements shall be installed at the following intersections:</p> <ul style="list-style-type: none"> ▪ ‘C’ Street at Singleton Road ▪ Roberts Road at ‘C’ Street <p>MM-T4-4 Turn lane improvements shall be provided at the following intersections:</p>	

Impact	Mitigation Measures	Scope
	<ul style="list-style-type: none"> ▪ Singleton Road at San Timoteo Canyon Road ▪ Realigned Desert Lawn Drive ("G" Street) at "J" Street (Cherry Valley Boulevard) <p>MM-T4-5 Singleton Road from the TAZ "P" west boundary to "A" Street shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T4-6 Singleton Road from "A" Street to San Timoteo Canyon Road shall be completed at its ultimate full-section width as a Secondary roadway (88-foot ROW).</p> <p>MM-T4-7 Roberts Road from the TAZ "S" north boundary to the TAZ "K" north boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T4-8 "C" Street from the TAZ "I" north boundary to "B" Street shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T4-9 San Timoteo Canyon Road from the TAZ "I" north boundary to Singleton Road shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).</p> <p>MM-T4-10 The Developer shall participate in the completion of San Timoteo Canyon Road from the TAZ "6b" north boundary to Singleton Road at its ultimate full-section width as a Secondary Frontage roadway (76-foot ROW).</p>	

Impact	Mitigation Measures	Scope
	<p>2030 - TOWN CENTER (FIGURE 3.10-35)</p> <p>MM-T4-11 The Developer shall participate in the northerly extension of Roberts Road from the northerly Summerwind Ranch project boundary to "D" Street (southerly Fiesta Property boundary) on a fair share basis.</p> <p>MM-T4-12 The Developer shall participate in providing turn lane improvements at the following locations:</p> <ul style="list-style-type: none"> ▪ I-10 Freeway/Cherry Valley Interchange ▪ I-10 Freeway/Singleton Interchange <p>MM-T4-13 A traffic signal and turn lane improvements shall be installed at the intersection of Roberts Road and "F" Street.</p> <p>MM-T4-14 Turn lane improvements shall be provided at the following intersections:</p> <ul style="list-style-type: none"> ▪ "F" Street at Singleton Road ▪ Woodhouse Road at Singleton Road <p>MM-T4-15 Singleton Road from the I-10 Southbound Ramps to Roberts Road shall be completed at its ultimate full-section width as an Urban Arterial roadway (134-foot ROW).</p> <p>MM-T4-16 Singleton Road from Roberts Road to "F" Street shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T4-17 Roberts Road from Singleton Road to the TAZ "R" south boundary</p>	

Impact	Mitigation Measures	Scope
<p>Impact T5 The proposed project would potentially impact the LOS for General Plan Build-out for the intersections listed in Table 3.10-5, above. <i>Less than significant with mitigation.</i></p>	<p>shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).</p> <p>MM-T4-18 “F” Street from Singleton Road to Roberts Road shall be completed at its ultimate full-section width as a Major roadway (100-foot ROW).</p> <p>GENERAL PLAN BUILD-OUT (FIGURES 3.10-36, 3.10-37, & 3.10-38)</p> <p>MM-T5-1 “J” Street shall be increased between Roberts Road and “G” Street, from the Enhanced Secondary (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Urban Arterial roadway (134-foot ROW).</p> <p>MM-T5-2 San Timoteo Canyon Road shall be decreased west of Singleton Road, from the Arterial (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Divided Collector roadway (78-foot ROW).</p> <p>MM-T5-3 San Timoteo Canyon Road shall be decreased between Singleton Road and “J” Street, from the Major Frontage roadway (90-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary Frontage roadway (76-foot ROW).</p> <p>MM-T5-4 Singleton Road shall be decreased between San Timoteo Canyon Road and “A” Street, from the Arterial roadway (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).</p>	

Impact	Mitigation Measures	Scope
	<p>MM-T5-5 "G" Street shall be decreased between San Timoteo Canyon Road and the TAZ "7b" north boundary, from the Secondary roadway (88-foot ROW) designation in the Oak Valley Specific Plan to the recommended Divided Collector roadway (78-foot ROW).</p> <p>MM-T5-6 "F" Street shall be decreased between Singleton Road and Roberts Road, from the Arterial roadway (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Major roadway (100-foot ROW).</p> <p>MM-T5-7 Roberts Road shall be decreased between Singleton Road and "J" Street, from the Urban Arterial roadway (134-foot ROW) designation in the Oak Valley Specific Plan to the recommended Arterial roadway (110-foot ROW).</p> <p>MM-T5-8 "J" Street shall be decreased between "G" Street and Champions Drive, from the Enhanced Secondary roadway (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).</p> <p>MM-T5-9 The realigned Desert Lawn Drive shall be decreased between "J" Street and the I-10 Freeway, from the Enhanced Secondary roadway (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).</p>	
<p>Impact T6 The project combined with other growth up through 2030 would have</p>	<p>MM-T6-1 Cumulative impacts from traffic growth can be mitigated by implementing the traffic improvements designated herein on a fair-</p>	<p>Cumulative</p>

Impact	Mitigation Measures	Scope
<p>significant cumulative impact. <i>Less than significant with mitigation.</i></p>	<p>share basis.</p> <p>MM-T6-2 A traffic study shall be prepared at the initiation of each new phase of the Summerwind Ranch Specific Plan, or other frequency specified by the City Engineer, as a means of monitoring traffic conditions in the study area. The study will be used to determine the effectiveness of constructed improvements, the nature of traffic growth, and whether phased improvements are sufficient. Recommendations for timing of proposed mitigation measures or new measures will be made.</p>	
<p>3.11 Utilities and Service Systems</p>		
<p>Impact UT1 The proposed project would increase wastewater generation and require additional wastewater infrastructure and treatment facilities. <i>Less than significant with mitigation.</i></p>	<p>WASTEWATER The Yucaipa Valley Water District (YVWD) stipulates that the following domestic wastewater conditions apply to the proposed project:</p> <p>MM-UT1-1 The applicant shall be responsible for satisfaction of all wastewater related development impact fees and related charges, as determined by the water supply assessment at the time a building permit is issued for this project. Said fees include, but are not limited to, sewer treatment expansion fees and necessary permit fees.</p> <p>MM-UT1-2 Wastewater service will be denied if any of the terms and conditions are not satisfied.</p> <p>MM-UT1-3 The Applicant shall be responsible for complying with the Regional Water Quality Control Board (RWQCB) 2004 Basin</p>	<p>Project Specific</p>

Impact	Mitigation Measures	Scope
<p>Impact UT2 The proposed project would increase water demand and require additional water supply and infrastructure. <i>Less than significant with mitigation.</i></p>	<p>Plan and Maximum Benefit demonstration as adopted by the Regional Board.</p> <p>MM-UT1-4 This project will be required to construct and/or participate in the Oak Valley Regional Water Reclamation Facility. This facility is a wastewater treatment plant that will utilize a membrane bioreactor and denitrification facilities to both comply with the RWQCB 2004 Basin Plan and provide a high quality recycled water source for a significant portion of the irrigation uses within the development.</p>	
<p>The proposed project would increase water demand and require additional water supply and infrastructure. <i>Less than significant with mitigation.</i></p>	<p>The YVWD requires the following conditions for water supply service at Summerwind Ranch.</p> <p>MM-UT2-1 Adequate source water is available for domestic water supplies and recycled water supplies for both potable use and fire protection. The applicant shall be responsible for the construction or supplemental production, transmission and storage facilities to serve the project in accordance with the water supply assessment. These facilities include, but are not limited to, the construction and/or participation in the construction of reservoirs in Pressure Zones 10, 11 and 12.</p>	Project Specific
	<p>MM-UT2-2 The applicant shall be responsible for all costs associated with the preparation, recommendations and decisions resulting from the completion of a water supply assessment, if required for this project.</p> <p>MM-UT2-3 The applicant shall be responsible for the water related</p>	

Impact	Mitigation Measures	Scope
	<p>development impact fees and water related charges in effect at the time building permit is issued for this project.</p> <p>MM-UT2-4 The District reserves the right to deny water service to the project if any of the District's required conditions is not satisfied.</p> <p>MM-UT2-5 The applicant shall be responsible for installing the necessary infrastructure to achieve fire protection and minimum/maximum water pressure service standards as provided for by the District.</p> <p>MM-UT2-6 This project will be required to install both potable water and recycled water to each residential and commercial lot within the proposed development in order to provide sufficient water for compliance with SB 221 and SB 610. Connection to the existing recycled (non-potable) water system will be the responsibility of the applicant.</p>	
<p>Impact UT3 The proposed project would result in an alteration to the existing storm water drainage patterns. <i>Less than significant with mitigation.</i></p>	<p>MM-UT3 An NPDES permit from the RWQCB will be required prior to the commencement of construction and post-development activities.</p>	Project Specific
<p>Impact UT4 The proposed project would increase solid waste disposal. <i>Less than significant.</i></p>	<p>No mitigation required.</p>	Project Specific

2.0 COMMENT LETTERS AND RESPONSES

2.1 INTRODUCTION

This section provides responses to the written comments made on the Summerwind Ranch at Oak Valley Draft EIR during the CEQA mandated 45-day public review period. The comment letter received on the Draft EIR is numbered and is listed below. The comment letter is included in this section along with the formal responses prepared for the comments. To assist in referencing comments and responses, each specific comment is numbered and refers to a statement or paragraph in the corresponding letter. Where changes to the Draft EIR text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, strike-out for deleted text). Comments which present opinions about the project or which raise issues not directly related to the substance of the Draft EIR are noted without a detailed response. Comment-initiated text revisions to the EIR text are also provided and are demarcated with revision marks in Section 3.0, Changes to the Draft EIR of this document.

2.2 LIST OF COMMENTORS

The one comment letter received on the Draft EIR is listed below. The paragraphs in the letters have been numbered and are referred to in the responses that directly follow the comment letter.

Letter Number	Agency/Signatory	Date
#1	Morongo Band of Mission Indians, Britt W. Wilson	January 31, 2005

The letter comment and responses follow.

Letter No. 1

SENT BY: CITY CALIMESA;

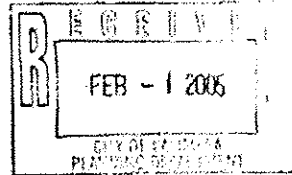
909 795 4399;

FEB-2-05 17:13;

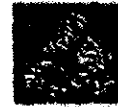
PAGE 2/3

January 31, 2005

Mr. Gabriel Elliott
 Planning Manager
 City of Calimesa
 P.O. Box 1190
 Calimesa CA 92320



MORONGO
 BAND OF
 MISSION
 INDIANS



A SOVEREIGN NATION

Re: Draft Environmental Impact Report, Summerwind Ranch at Oak Valley

Dear Mr. Elliott,

The Morongo Band of Mission Indians (the "Tribe") had the opportunity today to view the above referenced document after reading about it in the newspaper. The Tribe would like to offer the following comments:

1.1

- Our records do not seem to indicate that we received any notification of this project – although we were contacted by a cultural resources firm when a burial was found. In the future, particularly in light of SB 18-Sacred Lands Bill and good planning practices, we would ask that you place the Tribe on your notification list for any major projects in the city of Calimesa. (You will be receiving an informational letter on SB18 from the Tribe in the near future.)

1.2

- The Tribe strongly urges you to remove the technical appendix on cultural resources from the public counter copy. Good planning practice, as well as protection of historical resources, dictates that this type of information *not* be made available to the general public. The Tribe further recommends that you consider adopting a city policy, or standard operating practice, to avoid this issue in the future.

1.3

- The Tribe requests that any Native American cultural resources be returned to the Tribe. It was noted that the report indicated a pestle would be donated to a local historical society (LSA-SUC337-1-2; page 27). The Tribe objects to that; any resources should be returned to the Tribe. Too many artifacts have been lost to local tribes and this is an opportunity to begin correcting that trend. The Tribe has relayed this request to LSA (the project's cultural resources firm) which has indicated that the property owners have been advised of the Tribe's desires.

1.4

- It is difficult for the Tribe to provide further comments without a visit to the site. The Tribe is particularly interested in viewing the site identified as a "Village" site as well as the other Native American sites. The Tribe, therefore, is specifically requesting a field trip to the site with the Tribe's Historian and Cultural Advisor.

Letter No. 1,
Continued

SENT BY: CITY CALIMESA;

909 795 4399;

FEB-2-05 17:14;

PAGE 3/3

January 31, 2005
Mr. Gabriel Elliott
Summerwind Draft EIR
Page 2

1.4
cont'd.

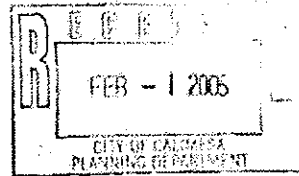
The field trip will also allow the Tribe to determine if the proposed mitigation measure to the cultural resources will provide a proper measure of protection to those resources. The current mitigation proposal is to "preserve in place" (i.e. passive protection) the cultural resources. Capping of the sites may be more appropriate to ensure they will not be disturbed. There will be a lot of traffic in the area in the future and the sites should have adequate protection.

The Tribe appreciates the opportunity to comment on the Draft EIR and it looks forward to working with Calimesa on this and other important projects in the future (e.g. the Fiesta Homes Project). The Tribe is also looking forward to the field trip so further comments may be provided on the Draft EIR.

Sincerely,

Britt W. Wilson
Cultural Resources Coordinator
Morongo Band of Mission Indians

- c. Ernest H. Siva, Tribal Historian & Cultural Advisor, MBMI
Thomas E. Linton, Director of Planning & Economic Development Dept., MBMI
Pattie Tuck, LSA Associates
Steve Conklin, LSA Associates



Response to Letter No. 1

Morongo Band of Mission Indians, Britt W. Wilson – January 31, 2005

- 1.1 Your comment is acknowledged and the Morongo Band of Mission Indians (Morongo) will be included in future CEQA notifications. However, based on our discussions with the LSA Associates, Inc. (LSA) who prepared the cultural resources studies for the Summerwind Ranch at Oak Valley project area, a correspondence was faxed to you on December 1, 2004 regarding the project. Subsequently, LSA received a response from you indicating that you had no specific information regarding sites within the project; however you also mentioned that there was a concern regarding some of the sites within the project area. In that email, the Morongo requested additional information and a site meeting to discuss the sites referenced in the Native American request letter from LSA. Your concern regarding the archaeological sites located in the preservation portion of the project included: 1) Public access to the site and 2) Possible compromise of the sites over time due to development near the sites.

In your correspondence you referred to a project that you were contacted about regarding a burial. This was most likely an on-site meeting between Morongo and LSA last summer (2004). That burial was in the project boundaries of the Champions at Oak Valley project which is south of the Summerwind Ranch Project. The Champions project is located within the boundaries of the City of Beaumont. That burial was discovered within the boundaries of archaeological site CA-RIV-6511.

- 1.2 Your comment is acknowledged. The City of Calimesa, SunCal Companies, and LSA understand the importance of keeping confidential information regarding prehistoric sites. This type of confidential information is not for public distribution. Although CEQA requires cultural resources studies be prepared as evidence to the potential significance of a site, it is customary to exclude the "Site Records" information from the technical report and not disclose it to the public. The "Site Records" were inadvertently included in the Draft EIR as Appendix B to the Cultural Resources Assessment, which is Appendix D-1 of the Draft EIR. The City and EDAW regret the error.

The City removed the "Site Records" Appendix B of the Cultural Resources Assessment from the copy of the Draft EIR at the Planning Department.

- 1.3 According to LSA Associates, Inc., the artifact referred to on page 27 of the technical report (LSA-SUC-337-I-2) is a pre-1950s spring tooth harrow and is associated with agricultural activity on Singleton Ranch; it is not a pestle (LSA-SUC-337-I-3). Section 3.4.6 of the Draft EIR lists LSA-SUC-337-I-3 as an isolated pestle that will be donated to a historical society. Section 3.4.6 will be revised to accurately reflect that the spring tooth harrow will be offered to a local

historical society. In addition, a mitigation measure will be added that states that the pestle will be offered to a local Indian Tribe.

- 1.4 Pursuant to your request, a meeting with interested tribes and site visit will be set up to discuss the village site and preservation concerns.

3.0 CHANGES TO THE DRAFT EIR

3.1 INTRODUCTION

The text revisions and modifications included in this section have resulted from the comments on the Draft EIR during the 45-day public review period. In some instances, recommendations and questions raised in the comments have necessitated revisions to the Draft EIR text. Where appropriate, the response directs readers to a specific page or pages in the Draft EIR. Changes made to the Draft EIR text in response to comments are indicated in ~~strikeout~~ (deletion) and underlined (addition) text. The errata pages/exhibit(s), starting in Section 3.2, reflect these changes and modifications to the Draft EIR.

It should be noted that the exhibit modification is not shown with strikeout or underlined text. The updated exhibits have been included in this section with the revised March 2005 date. The changes to the original text, which consists of completeness or accuracy edits, are being corrected at this time through errata as well. The changes to the Draft EIR as they related to issues contained within this section do not affect the overall conclusions of the environmental document relative to significance of impacts.

3.2 ERRATA PAGES

Mitigation Measure MM-AQ4-3 in Table ES-1 on page ES-19 of the Draft EIR is revised as follows:

MM-AQ4-3 The proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows:

- Use of low emission water heaters
- Use of energy efficient appliances
- ~~Use of light colored/earth tone roof tiles~~
- ~~Increase insulation in excess of Title 24 requirements~~

Mitigation Measure MM-BR2 in Table ES-1 on page ES-21 of the Draft EIR is revised as follows:

MM-BR2 Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would ~~include~~ involve actions prior to and during construction:

- Prior to issuance of grading permits, On-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site.
- During construction, Oak trees ~~would~~ shall be planted from container stock as well as from acorns collected on the site to ensure that the regenerated oak seedlings will

have the best genetic adaptation for the Summerwind Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent deep one-gallon containers as mitigation for the removal of up to 236 oak trees, as shown in Table 3.3-5. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.

Mitigation Measure MM-BR4 in Table ES-1 on page ES-22 of the Draft EIR is revised as follows:

MM-BR-4 Mitigation recommendations for potential permanent ~~indirect~~ impacts to vegetation communities ~~could~~ will be satisfied by applying an ~~approved~~ native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix ~~should be approved by the CDFG and should be dispersed in the fall, prior to winter rains~~ shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes would be approved by the appropriate regulatory agency.

Mitigation Measure MM-BR8 in Table ES-1 on page ES-23 of the Draft EIR is revised as follows:

MM-BR8 Mitigation recommendations for potential permanent indirect impacts to wetland habitats ~~could~~ will be satisfied by ~~applying an approved native seed mix in the bare areas after construction is complete to minimize the potential for exotic species introductions. The native seed mix should be approved by the CDFG and should be dispersed in the fall, prior to winter rains~~ implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.

Mitigation Measure MM-BR10 in Table ES-1 on page ES-24 of the Draft EIR is revised as follows:

MM-BR10 To avoid or minimize impacts to birds covered under the MBTA and/or BEPA the following will be implemented:

- Clearing and grubbing of vegetation within areas identified as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season.
- If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.
- In the event that least Bell's vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA L_{eq} within the occupied habitat of the species during the nesting season.

- Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid “light spill” into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting ~~will not be used during the course of construction~~ shall be directed away from on-site habitat conservation areas and off-site properties.
- Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures.
- If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than 1 week prior to construction initiation. ~~should be conducted by a qualified biologist. During the breeding season, additional nest surveys would be required in areas where a week or more has elapsed between the nest survey and the initiation of construction activities.~~ The biologist shall identify those areas where construction is to be avoided in order to avoid destruction of nests.
- Preconstruction surveys shall be performed in appropriate habitat areas consistent with requirements of the MSHCP, for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results.

Mitigation Measure MM-PS3-2 in Table ES-1 on page ES-36 of the Draft EIR is revised as follows:

- MM-PS3-2** Prior to issuance of a building permits for each phase of development, project developers shall pay statutory developer fees to the BUSD and/or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.

Mitigation Measure MM-PS5 in Table ES-1 on page ES-37 of the Draft EIR is revised as follows:

- MM-PS5** Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities. The proposed development agreement for the project shall include the specific details of the agreement between the City and the developer on satisfying the requirements of this mitigation measure.

Mitigation Measure MM-T1-13 in Table ES-1 on page ES-39 of the Draft EIR is revised as follows:

- MM-T1-13** Roberts Road shall be constructed from the TAZ “H” south boundary to the existing Roberts Road/Woodhouse Road alignment as an interim two-lane 32-foot pavement section at its ultimate half-section width as an Arterial roadway (110-foot ROW) adjacent to the project.

Mitigation Measure MM-T4-10 in Table ES-1 on page ES-47 of the Draft EIR is revised as follows:

- MM-T4-10** The Developer shall participate in the completion of San Timoteo Canyon Road from the TAZ “6b” north boundary to Singleton Road shall be completed at its ultimate full-section width as a Secondary Frontage roadway (76-foot ROW).

Mitigation Measure MM-AQ4-3 on page 3.2-20 of the Draft EIR is revised as follows:

- MM-AQ4-3** The proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows:
- Use of low emission water heaters
 - Use of energy efficient appliances
 - ~~Use of light colored/earth tone roof tiles~~
 - ~~Increase insulation in excess of Title 24 requirements~~

Mitigation Measure MM-BR2 on page 3.3-33 of the Draft EIR is revised as follows:

- MM-BR2** Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would ~~include~~ involve actions prior to and during construction:
- Prior to issuance of grading permits, On-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site.
 - During construction, Oak trees would shall be planted from container stock as well as from acorns collected on the site to ensure that the regenerated oak seedlings will have the best genetic adaptation for the Summerwind Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent deep one-gallon containers as mitigation for the removal of up to 236 oak trees, as shown in Table 3.3-5. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.

Mitigation Measure MM-BR4 on page 3.3-34 of the Draft EIR is revised as follows:

MM-BR-4 Mitigation recommendations for potential permanent ~~indirect~~ impacts to vegetation communities ~~could~~ will be satisfied by applying an ~~approved~~ native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix ~~should be approved by the CDFG and should be dispersed in the fall, prior to winter rains~~ shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes would be approved by the appropriate regulatory agency.

Mitigation Measure MM-BR8 on page 3.3-35 of the Draft EIR is revised as follows:

MM-BR8 Mitigation recommendations for potential permanent indirect impacts to wetland habitats ~~could~~ will be satisfied by ~~applying an approved native seed mix in the bare areas after construction is complete to minimize the potential for exotic species introductions. The native seed mix should be approved by the CDFG and should be dispersed in the fall, prior to winter rains~~ implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.

Mitigation Measure MM-BR10 on page 3.3-35 of the Draft EIR is revised as follows:

MM-BR10 To avoid or minimize impacts to birds covered under the MBTA and/or BEPA the following will be implemented:

- Clearing and grubbing of vegetation within areas identified as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season.
- If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.
- In the event that least Bell's vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA L_{eq} within the occupied habitat of the species during the nesting season.
- Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid "light spill" into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting ~~will not be used during the course of construction~~ shall be directed away from on-site habitat conservation areas and off-site properties.

- Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures.
- If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than 1 week prior to construction initiation. ~~should be conducted by a qualified biologist. During the breeding season, additional nest surveys would be required in areas where a week or more has elapsed between the nest survey and the initiation of construction activities.~~ The biologist shall identify those areas where construction is to be avoided in order to avoid destruction of nests.
- Preconstruction surveys shall be performed in appropriate habitat areas consistent with requirements of the MSHCP, for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results.

The second to the last paragraph on page 3.4-2 of the Draft EIR (Cultural Resources) is revised as follows:

The field survey found previously recorded sites CA-RIV-794 and CA-RIV-7296; site CA-RIV-780 was not relocated (Lawson et al. 2004). Lawson et al. (2004) identified an additional 16 cultural resources (LSA-SIGSUC-337-S-1 through S-13, and LSA-SIGSUC-337-I-1 through I-3) within the proposed Oak Valley Specific Plan I Amendment project area (Table 3.4-1). These resources were recorded on California Department of Parks and Recreation (DPR) forms and submitted to the ECR for the assignment of Primary numbers. The DPR Records are found in Appendix B of the technical report (Lawson et al. 2004). Primary numbers are not yet available for these resources.

The last paragraph on page 3.4-2 of the Draft EIR (Cultural Resources) is revised as follows:

The majority of these resources are associated with historic ranching in the area, including the ranch complex of the Singleton family. The Singleton family, who were among the earliest settlers in the area, had purchased and moved onto the ranch by 1871. The Singletons operated a large cattle and dairy ranch from the 1870s through the 1920s. Site CA-RIV-7296 and five of the newly identified resources are considered to be contributing elements to the proposed Singleton Ranch District. The proposed district consists of two historic ranch/farm complexes (CA-RIV-7296 and LSA-SUC-337-S-6), historic refuse deposits (LSA-SUC-337-S-1 and LSA-SUC-337-S-9), an irrigation system (LSA-SUC-337-S-10), and an isolated piece of farm equipment (LSA-SUC-337-I-2). The prehistoric resources include two artifact scatters (CA-RIV-780 and CA-RIV-794) and an isolated pestle (LSA-SUC-337-I-3).

Table 3.4-1 on page 3.4-3 of the Draft EIR (Cultural Resources) is revised as follows:

**Table 3.4-1
Cultural Resources within the Proposed Project Area**

Resource	Description	Location	Eligibility
CA-RIV-780	Prehistoric artifact scatter	Preservation area	Potentially eligible
CA-RIV-794	Prehistoric artifact scatter	Preservation area	Potentially eligible
CA-RIV-7296	Historic ranch complex	Preservation area	Potentially eligible
LSA-SUIC-337-S-1*	Historic refuse	Impact area	Potentially eligible
LSA-SUIC-337-S-2	Historic ranch complex	Preservation area	Not eligible
LSA-SUIC-337-S-3	Historic horse ranch complex	Impact area	Not eligible
LSA-SUIC-337-S-4	Historic residential complex	Impact area	Not eligible
LSA-SUIC-337-S-5	Historic residential complex	Impact area	Not eligible
LSA-SUIC-337-S-6*	Will Singleton Farm complex	Impact area	Eligible
LSA-SUIC-337-S-7	Historic residential complex (1950)	Impact area	Not eligible
LSA-SUIC-337-S-8	Prehistoric pottery scatter	Preservation area	Potentially eligible
LSA-SUIC-337-S-9*	Historic refuse deposit	Impact area	Eligible
LSA-SUIC-337-S-10*	Historic water conveyance feature	Impact area	Potentially eligible
LSA-SUIC-337-S-11	Historic residence (1955)	Impact area	Not eligible
LSA-SUIC-337-S-12	Historic residence (1952)	Preservation area	Not eligible
LSA-SUIC-337-S-13	Historic residence (1950)	Impact area	Not eligible
LSA-SUIC-337-S-14	Historic refuse	Preservation area	Not eligible
LSA-SUIC-337-I-1	Historic isolate	Impact area	Not eligible
LSA-SUIC-337-I-2*	Historic isolate	Impact area	Not eligible
LSA-SUIC-337-I-3	Prehistoric isolate	Preservation area	Not eligible

The paragraph under Impact CRI on page 3.4-4 of the Draft EIR (Cultural Resources) is revised as follows:

Under CEQA, preservation in place is the preferred treatment for archaeological/historical resources. Of the 20 cultural resources within the Oak Valley Specific Plan 1 Amendment project area, eight are located within the Preservation Area and 12 are within the Impact Area. The proposed project would have no significant effect to the cultural resources located within the Preservation Area. Four of the 12 cultural resources within the Impact area (LSA-SICSUC-337-S-1, LSA-SICSUC-337-S-6, LSA-SICSUC-337-S-9, and LSA-SICSUC-337-S-10) were assessed by Lawson et al. (2004) as eligible under CEQA. The proposed project would have significant impacts to these four resources. With compliance with mitigation measures recommended in Table 3.4-2, the potential impact would be reduced to a less than significant level.

The second paragraph on page 3.4-5 of the Draft EIR (Cultural Resources) is revised as follows:

Lawson et al. (2004) recommended mitigation measures for six cultural resources within the proposed Oak Valley Specific Plan I Amendment project area. Four of these resources are located within the impact area and were assessed by Lawson et al. (2004) as eligible for the California Register due to their potential significance. Although site CA-RIV-7296, also assessed as eligible by Lawson et al. (2004) is located outside of the Impact Area, mitigation measures were recommended based on its proximity to the Impact area and the potential for future vandalism after development in the area. Although isolates are not considered significant under CEQA, collection and donation was recommended for the isolated pestle spring tooth harrow (LSA-SIGSUC-337-I-23). Table 3.4-2 and the following discussion present the recommended mitigation measures (Lawson et al. 2004).

Table 3.4-2 on page 3.4-6 of the Draft EIR (Cultural Resources) is revised as follows:

**Table 3.4-2
Cultural Resources Mitigation Measures**

Resource	Description	Location	Mitigation Measure
CA-RIV-7296	Historic ranch complex	Preservation area	Security fencing
LSA-SIGSUC-337-S-1	Historic refuse	Impact area	Phase II test excavations
LSA-SIGSUC-337-S-6	Will Singleton Farm complex	Impact area	Evaluation, including research and oral histories
LSA-SIGSUC-337-S-9	Historic refuse deposit	Impact area	Phase II test excavations
LSA-SIGSUC-337-S-10	Historic water conveyance feature	Impact area	Focused, intensive surveys; possibly HAER documentation
LSA-SIGSUC-337-I-23	Prehistoric isolated historic spring tooth harrow pestle	Preservation Impact area	Collect and donate to a local historical society
<u>LSA-SUC-337-I-3</u>	<u>Isolated pestle</u>	<u>Preservation area</u>	<u>Collect and donate to a local Native American Tribe</u>
Singleton Ranch Historic District			Production of a popular history

The second paragraph on page 3.4-6 of the Draft EIR (Cultural Resources) is revised as follows:

Evaluation of the Singleton Ranch complex (LSA-SIGSUC-337-S-6) would include research, including oral interviews, into the land use of this ranch and its association with local agricultural history and

persons important in local history. The integrity of each building within the complex would be evaluated. If the resource is determined to be significant, additional mitigation including a Historic American Buildings Survey (HABS) or similar documentation and relocation to a nearby area would be needed.

The third paragraph on page 3.4-6 of the Draft EIR (Cultural Resources) is revised as follows:

The focused surveys for (LSA-SUIC-337-S-10) would locate and record in detail any associated unrecorded features, including ditches, pipes, and other transportation segments. In addition, historical research, including oral histories, to establish dates of construction and use, land-use patterns. If the resource is determined to be significant, additional mitigation would be needed. This mitigation would include a Historic American Engineering Record (HAER) or similar documentation and donating the important elements to a local historical society.

Mitigation Measure MM-PS3-2 on page 3.9-11 of the Draft EIR is revised as follows:

MM-PS3-2 Prior to issuance of a building permits for each phase of development, project developers shall pay statutory developer fees to the BUSD and/or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.

Mitigation Measure MM-PS5 on page 3.9-12 of the Draft EIR is revised as follows:

MM-PS5 Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities. The proposed development agreement for the project shall include the specific details of the agreement between the City and the developer on satisfying the requirements of this mitigation measure.

Mitigation Measure MM-T1-13 on page 3.10-66 of the Draft EIR is revised as follows:

MM-T1-13 Roberts Road shall be constructed from the TAZ "H" south boundary to the existing Roberts Road/Woodhouse Road alignment as an interim two-lane 32-foot pavement section at its ultimate half section width as an Arterial roadway (110 foot ROW) adjacent to the project.

Mitigation Measure MM-T4-10 on page 3.10-70 of the Draft EIR is revised as follows:

MM-T4-10 The Developer shall participate in the completion of San Timoteo Canyon Road from the TAZ "6b" north boundary to Singleton Road shall be completed at its ultimate full-section width as a Secondary Frontage roadway (76-foot ROW).

Mitigation Measure MM-AQ4 on page 7-4 of the Draft EIR is revised as follows:

MM-AQ4-3 The proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows:

- Use of low emission water heaters
- Use of energy efficient appliances
- ~~Use of light colored/earth tone roof tiles~~
- ~~Increase insulation in excess of Title 24 requirements~~

Mitigation Measure MM-BR2 on page 7-5 of the Draft EIR is revised as follows:

MM-BR2 Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would ~~include~~ involve actions prior to and during construction:

- Prior to issuance of grading permits, On-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site.
- During construction, Oak trees ~~would~~ shall be planted from container stock as well as from acorns collected on the site to ensure that the regenerated oak seedlings will have the best genetic adaptation for the Summerwind Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent deep one-gallon containers as mitigation for the removal of up to 236 oak trees, as shown in Table 3.3-5. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.

Mitigation Measure MM-BR4 on page 7-5 of the Draft EIR is revised as follows:

MM-BR-4 Mitigation recommendations for potential permanent ~~indirect~~ impacts to vegetation communities ~~could~~ will be satisfied by applying an ~~approved~~ native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix ~~should be approved by the CDFG and should be dispersed in the fall, prior to winter rains~~ shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes would be approved by the appropriate regulatory agency.

Mitigation Measure MM-BR8 on page 7-6 of the Draft EIR is revised as follows:

MM-BR8 Mitigation recommendations for potential permanent indirect impacts to wetland habitats ~~could~~ will be satisfied by ~~applying an approved native seed mix in the bare areas after~~

~~construction is complete to minimize the potential for exotic species introductions. The native seed mix should be approved by the CDFG and should be dispersed in the fall, prior to winter rains implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.~~

Mitigation Measure MM-BR10 on page 7-6 of the Draft EIR is revised as follows:

MM-BR10 To avoid or minimize impacts to birds covered under the MBTA and/or BEPA the following will be implemented:

- Clearing and grubbing of vegetation within areas identified as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season.
- If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.
- In the event that least Bell's vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA L_{eq} within the occupied habitat of the species during the nesting season.
- Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid "light spill" into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting will not be used during the course of construction shall be directed away from on-site habitat conservation areas and off-site properties.
- Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures.
- If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than 1 week prior to construction initiation. ~~should be conducted by a qualified biologist. During the breeding season, additional nest surveys would be required in areas where a week or more has elapsed between the nest survey and the initiation of construction activities. The biologist shall identify those areas where construction is to be avoided in order to avoid destruction of nests.~~
- Preconstruction surveys shall be performed in appropriate habitat areas consistent

with requirements of the MSHCP, for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results.

Mitigation Measure MM-PS3-2 on page 7-12 of the Draft EIR is revised as follows:

MM-PS3-2 Prior to issuance of a building permits for each phase of development, project developers shall pay statutory developer fees to the BUSD and/or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.

Mitigation Measure MM-PS5 on page 7-12 of the Draft EIR is revised as follows:

MM-PS5 Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities. The proposed development agreement for the project shall include the specific details of the agreement between the City and the developer on satisfying the requirements of this mitigation measure.

Mitigation Measure MM-T1-13 on page 7-13 of the Draft EIR is revised as follows:

MM-T1-13 Roberts Road shall be constructed from the TAZ "H" south boundary to the existing Roberts Road/Woodhouse Road alignment as an interim two-lane 32-foot pavement section at its ultimate half section width as an Arterial roadway (110-foot ROW) adjacent to the project.

Mitigation Measure MM-T4-10 on page 7-18 of the Draft EIR is revised as follows:

MM-T4-10 The Developer shall participate in the completion of San Timoteo Canyon Road from the TAZ "6b" north boundary to Singleton Road ~~shall be completed~~ at its ultimate full-section width as a Secondary Frontage roadway (76-foot ROW).