

**MITIGATION MONITORING AND REPORTING PROGRAM
(MMRP)**

**SUMMERWIND RANCH AT OAK VALLEY
FINAL ENVIRONMENTAL IMPACT REPORT
(SCH# 2004061035)**

ADAPTED FOR

BIRTCHEER COMMERCE CENTER AT OAK VALLEY TOWN CENTER

Lead Agency:

**City of Calimesa
Planning Department**
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JUNE 2022

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Summerwind Ranch at Oak Valley Final Environmental Impact Report (SCH# 2004061035)

Birtcher Commerce Center at Oak Valley Town Center Addendum

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to State of California Public Resources Code Section 21081.6, which requires adoption of a MMRP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The City of Calimesa (City) is the lead agency for the Summerwind Ranch at Oak Valley project and, therefore, responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the proposed project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Summerwind Ranch at Oak Valley EIR are implemented to reduce or avoid identified environmental effects. The Summerwind Ranch at Oak Valley MMRP has been adapted to clarify which requirements are applicable to the proposed Birtcher Commerce Center at Oak Valley Town Center project, which is processed as Amendment 3 to the Summerwind Ranch Specific Plan. An Addendum to the Summerwind Ranch EIR has been prepared to analyze the differences in environmental impacts resulting from the proposed Specific Plan Amendment.

The purpose of discussing the MMRP in the Final EIR and Addendum is to reiterate to the reader the mitigation responsibilities of the Lead Agency in implementing the proposed project. The mitigation measures listed in the MMRP are required by law or regulation and will be adopted by the City as the primary project approval. Certain elements of the project will be adopted or approved by other entities, as indicated in the MMRP matrix.

Mitigation is defined by the California Environmental Quality Act (CEQA) as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment
- Reduces or eliminates the impact over time by preservation and maintenance activities during the life of the project
- Compensates for the impacts by replacing or providing substitute resources or environments

Mitigation measures provided in this MMRP were initially identified in Section 3.0, Environmental Analysis of the Draft EIR, as feasible and effective in mitigating project-related environmental impacts. Several of the mitigation measures are modified as a result of the public review process. Certain measures applicable to other portions of the Summerwind Specific Plan are not applicable to the Birtcher Commerce Center at Oak Valley Town Center, and are therefore not included in this adapted, project-specific MMRP.

BASIS FOR THE MITIGATION MONITORING AND REPORTING PROGRAM

The legal basis for the development and implementation of the MMRP lies within CEQA (including the California Public Resources Code). Sections 21002 and 21002.1 of the California Public Resources Code state:

- Public agencies are not to approve projects as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects; and
- Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.

Section 21081.6 of the California Public Resources Code further requires that: the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program must be adopted when a public agency makes its findings under CEQA so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The program must be designed to ensure compliance with mitigation measures during project implementation to mitigate or avoid significant environmental effects.

Mitigation Monitoring Program Procedures

The MMRP for the proposed project will be in place through all phases of the project, including design, prior to construction, during construction, and during operation. City of Calimesa shall have primary responsibility for administering the MMRP activities to staff, consultants, or contractors. The City has the responsibility of ensuring that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The City's designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. Specific responsibilities of the City include:

- Coordination of all mitigation monitoring activities.
- Management of the preparation, approval, and filing of monitoring or permit compliance reports.
- Maintenance of records concerning the status of all approved mitigation measures.
- Assure quality control of field monitoring personnel.
- Coordinate with other agencies regarding compliance with mitigation or permit requirements.
- Review and recommend or deny acceptance and certification of implementation documentation.

- Act as a contact for interested parties and surrounding property owners who wish to register complaints and observations of unsafe conditions and environmental violations; verify any such actions; and develop any necessary corrective actions.

RESOLUTION OF NONCOMPLIANCE COMPLAINTS

Any person or agency may file a complaint that states noncompliance with the mitigation measures that were adopted as part of the approval process for the Summerwind Ranch at Oak Valley project and Birtcher Commerce Center Oak Valley Town Center project. The complaint shall be directed to the City of Calimesa in written form providing detailed information on the purported violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure is verified, the City shall take the necessary action(s) to remedy the violation. The complaint shall receive written confirmation indicating the results of the investigation or the final corrective action that was implemented in response to the specific noncompliance issue.

MITIGATION MONITORING AND REPORTING PLAN MATRIX

The MMRP is organized in a matrix format. The first column identifies the mitigation measure numbers. The second column summarizes the identified significant impact. The third column identifies the mitigation measures. The fourth column, entitled “Time Frame for Implementation,” refers to when monitoring will occur. The fifth column, entitled “Responsible Monitoring Agency,” refers to the agency responsible for ensuring that the mitigation measure is implemented. The sixth column, entitled “Verification of Compliance,” has sub-columns for Initials, Date, Remarks, and Method of Verification. This last column will be used by the lead agency to document the person who verified the implementation of the mitigation measure, the date on which this verification occurred, and any other notable remarks.

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MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
Aesthetics							
<p>Impact A1 The project has the potential to significantly impact the hillsides 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>	<p>Prior to approval for each implementing map within the Specific Plan</p>	<p>City of Calimesa Planning and Public Works Departments</p>			<p>SP Section VI - Hillside Management Per SP Figure VI-2, all Planning Areas have hillsides of varying slopes.</p>	<p>Site plan approval for implementing Tentative Tract Maps and/or Tentative Parcel Maps by the City of Calimesa.</p>
<p>Impact A2 The project has the potential to degrade the visual quality of ridgelines and preserve open space on 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>	<p>Prior to approval for each implementing map within the Specific Plan</p>	<p>City of Calimesa Planning and Public Works Departments</p>			<p>Per SP Figure II-7, no ridgelines are located on the OVTC site.</p>	<p>Site plan approval for implementing Tentative Tract Maps and/or Tentative Parcel Maps by the City of Calimesa.</p>
<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 MM-A1 is applicable to light and glare.</p>	<p>Prior to approval for each implementing map within the Specific Plan</p>	<p>City of Calimesa Planning and Public Works Departments</p>				<p>Site plan approval for implementing Tentative Tract Maps and/or Tentative Parcel Maps by the City of Calimesa.</p>
<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 MM-A1 is applicable to cumulative impacts.</p>	<p>Prior to approval for each implementing map within the Specific Plan</p>	<p>City of Calimesa Planning and Public Works Departments</p>				<p>Site plan approval for implementing Tentative Tract Maps and/or Tentative Parcel Maps by the City of Calimesa.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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Air Quality							
<p>Impact AQ1 Construction activity would result in significant short-term impacts on local and regional air quality due to generation of fugitive dust. Significant and unavoidable. Remains significant with mitigation.</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. 	<p>During grading and construction for any portion of the Specific Plan</p>	<p>City of Calimesa Engineering Department</p>				<p>The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in their entirety from the full MMRP and added to the City's preferred section of the Spec: MM-AQ1, MM-AQ2, MM-AQ2-2, MM-AQ2-3 and MM-AQ3. The construction site is subject to inspection by the City of Calimesa at any time during construction.</p>

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	<ul style="list-style-type: none"> ▪ 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. ▪ 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 NO_x, 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>	During grading and construction for any portion of the Specific Plan	City of Calimesa Engineering Department				The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in their entirety from the full MMRP and added to the City's preferred section of the Spec: MM-AQ1, MM-AQ2, MM-AQ2-2, MM-AQ2-3 and MM-AQ3. The construction site is subject to inspection by the City of Calimesa at any time during construction.

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<p>Impact AQ2 Construction activities would result in significant short-term impacts on local and regional air quality due to generation of NO_x, ROG, and CO. <i>Less than significant with mitigation.</i></p>	<p>MM-AQ2-2 To minimize equipment emissions, engine maintenance shall be performed regularly.</p>	<p>During grading and construction for any portion of the Specific Plan</p>	<p>City of Calimesa Engineering Department</p>				<p>The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in their entirety from the full MMRP and added to the City's preferred section of the Spec: MM-AQ1, MM-AQ2, MM-AQ2-2, MM-AQ2-3 and MM-AQ3. The construction site is subject to inspection by the City of Calimesa at any time during construction.</p>
<p>Impact AQ2 Construction activities would result in significant short-term impacts on local and regional air quality due to generation of NO_x, ROG, and CO. <i>Less than significant with mitigation.</i></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>	<p>During grading and construction for any portion of the Specific Plan</p>	<p>City of Calimesa Engineering Department</p>				<p>The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in their entirety from the full MMRP and added to the City's preferred section of the Spec: MM-AQ1, MM-AQ2, MM-AQ2-2, MM-AQ2-3 and MM-AQ3. The construction site is subject to inspection by the City of Calimesa at any time during construction.</p>
<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>	<p>During construction</p>	<p>City of Calimesa Engineering Department</p>				<p>The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in their entirety from the full MMRP and added to the City's preferred section of the Spec: MM-AQ1, MM-AQ2, MM-AQ2-2, MM-AQ2-3 and MM-AQ3.</p> <p>The construction site is subject to inspection by the City of Calimesa at any time during construction.</p>
<p>Impact AQ4 Project operation would result in significant long-term operational (vehicular) impacts on regional air quality by exceeding SCAQMD thresholds. <i>Significant and unavoidable. Remains significant with mitigation.</i></p>	<p>MM-AQ4-1 On-site bicycle trails linking the facility to designated bicycle commuting routes shall be provided.</p>	<p>Prior to approval of Tentative Parcel Maps/Plot Plans or implementing plans</p>	<p>City of Calimesa Planning and Public Works Departments</p>				<p>The Tentative Tract Maps and Tentative Parcel Maps for the Planning Areas identified in MM-AQ4-1 must show the location of the bike trails including cross sections.</p>

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<p>Impact AQ4 Project operation would result in significant long-term operational (vehicular) impacts on regional air quality by exceeding SCAQMD thresholds. <i>Significant and unavoidable. Remains significant with mitigation.</i></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>Prior to approval for each implementing map within the Specific Plan</p>	<p>City of Calimesa Planning Department</p>				<p>Site plan approval for implementing Tentative Tract Maps and/or Tentative Parcel Maps by the City of Calimesa.</p>
<p>Impact AQ9 The proposed project would result in significant construction and operational 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>Prior to issuance of occupancy permits</p>	<p>City of Calimesa Planning and Public Works Departments</p>				<p>Compliance with all AQ MM in the MMRP and each specific verification method.</p>
Biological Resources							
<p>Impact BR2 Construction of the proposed project would directly and permanently impact approximately 20.8 acres of native oak woodland considered sensitive by the California Department of Fish and Wildlife (CDFW). 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. <i>Less than significant with mitigation.</i></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 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 	<p>Prior to the issuance of grading permits for each phase</p> <p>Prior to issuance of certificates of occupancy for each phase</p>	<p>City of Calimesa Planning Department</p> <p>California Department of Fish and Wildlife (CDFW)</p>			<p>A limited amount of oak woodland occurs within the OVTC site. No additional on-site preservation of oak woodland is required. Oak plantings will be required in accordance with the mitigation measure, at a 4.14:1 ratio to trees impacted at the site.</p>	<p>Documentation verifying permanent on-site preservation of oak woodland within Criteria Cells shall be submitted to the City of Calimesa by the applicant that includes documentation that implementation occurred during construction.</p> <p>An Oak Tree Planting and Restoration Plan (OTPRP) will be prepared and approved by CDFW prior to issuance of grading permit(s).</p> <p>Documentation that the OTPRP was implemented during construction and planting of 976 oak trees, with 50% acorns (488) and 50% (488) container-grown deep one-gallon oaks.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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	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>Impact BR3 Construction of the proposed project would directly and permanently impact approximately 0.3 acre of native riparian woodland considered sensitive by CDFW. (Of the total, approximately 0.2 acre 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 acre 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>Prior to approval of tentative tract(s) and issuance of grading permit(s): The applicant shall submit tentative tract map(s) demonstrating on-site or off-site restoration or creation of 0.3 acre of riparian woodland habitat or documentation that the applicant has obtained mitigation credits in a regional mitigation bank or paid in-lieu fees to offset these impacts.</p>	<p>City of Calimesa Planning Department Concurrence by CDFW</p>			<p>OVTC would result in impacts to jurisdictional resources, requiring resource agency permits.</p>	<p>Applicant shall submit copies of permits and verification of permit compliance prior to impacts to jurisdictional resources.</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 would be approved by the appropriate regulatory agency.</p>	<p>Prior to approval of tentative tract(s) and issuance of grading permits: The applicant shall include a restoration plan to the City that identifies the areas to be reseeded after grading. It is anticipated that the reseeded plan would be a part of any regulatory permits needed prior to grading</p>	<p>City of Calimesa Engineering Department CDFW/U.S. Army Corps of Engineers (USACE) when regulatory permits are needed.</p>			<p>OVTC is adjacent to open space areas with sensitive vegetation.</p>	<p>A qualified botanist or restoration biologist shall prepare a reseeded plan showing native seeds and submit to the City of Calimesa for each grading permit application</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
<p>Impact BR5 Construction of the proposed project would directly and permanently impact approximately 0.2 acre 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>Prior to issuance of grading permit, the applicant shall submit evidence of regulatory permits and associated mitigation for jurisdictional impacts.</p>	<p>City of Calimesa Engineering Department Concurrence by regulatory agency as evidenced by permit issuance.</p>			<p>OVTC would result in impacts to jurisdictional resources, requiring resource agency permits.</p>	<p>Applicant shall submit copies of permits and verification of permit compliance prior to impacts to jurisdictional resources.</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>Prior to the issuance of grading permits. The Applicant(s) will submit a current jurisdictional delineation to determine if there are impacts, and if so, then regulatory permit approvals shall be provided.</p>	<p>City of Calimesa Planning and Engineering Departments Regulatory agency as evidenced by permit issuance sign-off.</p>			<p>OVTC would result in impacts to jurisdictional resources, requiring resource agency permits.</p>	<p>Applicant shall submit copies of permits and verification of permit compliance prior to impacts to jurisdictional resources.</p>
<p>Impact BR8 Permanent indirect impacts could occur to jurisdictional wetlands and waters in the future if the 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-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>Prior to grading the applicant(s) shall verify whether or not wet meadow is on the site. If wet meadow habitats are found to be impacted by development, then appropriate regulatory permits will be required.</p>	<p>City of Calimesa Engineering Department</p>			<p>No wet meadow habitat is present within the OVTC site; however, other wetland habitats are adjacent to the site.</p>	<p>Applicant shall submit copies of permits and verification of permit compliance prior to impacts to jurisdictional resources.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
<p>Impact BR9 Construction of the proposed project would directly and permanently impact approximately 0.3 acre of suitable habitat for the least Bell's vireo and southwestern willow flycatcher, which is coincident with the riparian woodland habitat discussed above. Less than significant with mitigation.</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>	N/A	N/A			Potential habitat for least Bell's vireo is present on the OVTC site, but no suitable habitat for southwestern willow flycatcher is present.	Applicant shall submit preconstruction survey report describing habitat suitability and survey results.
<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 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. Less than significant with mitigation.</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 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. 	Prior to issuance of grading and during construction	City of Calimesa Planning and Engineering Departments			<p>Preconstruction nesting bird surveys shall be conducted and recommendations for temporal or areal buffers to avoid impacts shall be adhered to.</p> <p>Per EIR page 3.3-8, follow up surveys are not required for western yellow-billed cuckoo.</p> <p>The applicant shall prepare a Worker Environmental Awareness Program (WEAP) that clearly explains all mandatory biological mitigation measures. The WEAP shall be provided to all construction personnel through oral presentations, and a printed hand out shall be provided to construction supervisors.</p>	<p>The applicant shall demonstrate on construction documents/ plan sets that all night lighting (temporary and permanent) is positioned and directed away from conservation areas and shielded to prevent light spill into such areas.</p> <p>Documentation that a qualified biologist has been retained prior to construction activities.</p> <p>Documentation that pre-construction biological surveys have been completed and if species are found, documentation about how to relocate or avoid the birds will be completed.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
	<ul style="list-style-type: none"> ▪ 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 onsite habitat conservation areas and offsite 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. 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. 						<p>Pre-construction BUOW surveys will be required in compliance with the MSCHP Burrowing Owl Surveys.</p> <p>Install protective barriers, if determined necessary if construction will occur with the breeding season.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
<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-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 concurrence by regulatory agencies.</p>	<p>MSCHP compliance mitigates for impacts to the 16 sensitive species.</p>	<p>City of Calimesa Planning Department</p>			<p>Potential indirect impacts are addressed through preservation elsewhere within Summerwind Ranch.</p>	<p>MSHCP compliance is the mitigation verification.</p>
Cultural Resources							
<p>Impact CR1 The project would impact cultural resources sites within the project area. <i>Less than significant with mitigation.</i></p>	<p>MM-CR2-1 Preconstruction salvage of known exposed cultural resources shall be conducted.</p>	<p>Prior to issuance of grading permit. The impacted cultural sites and associated mitigation is located in Table 3.4-2 in the EIR.</p>	<p>City of Calimesa Engineering</p>			<p>Impacted Resources: LSA-SIC-337-I-3 LSA-SIC-337-S-6 (including contributing element LSA-SIC-337-I-2) Mitigation will comply with Table 3.4-2 from the EIR (also located in the Addendum).</p>	<p>Coordinate with consulting tribes to determine appropriate disposition of the prehistoric isolate and submit written evidence to the City of Calimesa of implementation.</p>
<p>Impact CR2 The project's adverse impacts from construction and indirect impacts from increased land use and fossil collection would impact the 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>Prior to grading, a qualified paleontologist shall survey the site to determine if the soil is suitable for fossils or other paleontological resources. If there are suitable soils, a paleontological monitor shall be on site for grading.</p>	<p>City of Calimesa Planning Department</p>			<p>If there are suitable soils for fossils, MM CR2-3 applies. Specific known fossil localities as identified in the paleo resources assessment need to be collected as well. All salvaged fossils need to be curated with an accredited museum, such as the Natural History Museum of Los Angeles County.</p>	<p>Preconstruction soils survey report submitted to the City of Calimesa by a qualified paleontologist.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
<p>Impact CR2 The project’s adverse impacts from construction and indirect impacts from increased land use and fossil collection would impact the paleontological resources within the project site. <i>Less than significant with mitigation.</i></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>If there are suitable soils for fossils found prior to construction during the site survey per MM CR2-2, a qualified paleontologist or paleontological monitor shall be on site for the grading portion of construction.</p>	<p>City of Calimesa Planning Department</p>			<p>All fossils collected from matrix screen washing shall be curated with an accredited museum, such as the Natural History Museum of Los Angeles County. This measure may be completed in conjunction with MM-CR2-2 above.</p>	<p>Report of findings of the pre-construction survey and salvage shall be completed by the qualified paleontologist and submitted to the City of Calimesa and the museum repository. This measure may be completed in conjunction with MM-CR2-2 above.</p>
<p>Impact CR2 The project’s adverse impacts from construction and indirect impacts from increased land use and fossil collection would impact the paleontological resources within the project site. <i>Less than significant with mitigation.</i></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>Prior to grading, a qualified paleontologist shall survey the site to determine if the soil is suitable for fossils or other paleontological resources. If there are suitable soils, a paleontological monitor shall be on site for grading.</p>	<p>City of Calimesa Planning Department</p>				<p>The Paleontological Resources Monitoring Plan (PRMP) will need to be drafted and submitted to the City for approval before construction begins. After all ground-disturbing activities are completed the project paleontologist will need to prepare a report detailing the monitoring carried out as well as a summary of the results of monitoring. This report will be submitted to the City of Calimesa and the museum repository.</p>
<p>Impact CR2 The project’s adverse impacts from construction and indirect impacts from increased land use and fossil collection would impact the paleontological resources within the project site. <i>Less than significant with mitigation.</i></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>Within 60 days after completion of construction</p>	<p>City of Calimesa Planning Department</p>			<p>The LACM is the most likely repository for fossils collected from the project, as the San Bernardino Co. Museum was not accepting new material at the time of this review.</p>	<p>See MM-CR2-6 below for reporting requirements.</p>
<p>Impact CR2 The project’s adverse impacts from construction and indirect impacts from increased land use and fossil collection would impact the paleontological resources within the project site. <i>Less than significant with mitigation.</i></p>	<p>MM-CR2-6 A report documenting the results of the monitoring and salvage shall be prepared.</p>	<p>Within 60 days after completion of construction</p>	<p>City of Calimesa Planning Department</p>				<p>Report of the results of the monitoring program described for MM-CR2-5 above shall include reporting of all fossils salvaged from the monitoring program. This report will be submitted to the City of Calimesa and the museum repository.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
Geology and Soils							
<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>	During grading	City of Calimesa Engineering Department			Removal of top soil, to the degree necessary, shall be in compliance with the geotechnical report submitted to the City.	The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City's preferred section of the Spec: MM-GS1-1, MM-GS1-2, MM-GS1-3, MM-GS2-1, MM-GS2-1, and MM-GS2-2. The construction site is subject to inspection by the City of Calimesa at any time during construction.
<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-GS1-2 Unsuitable soils shall be excavated and compacted using conventional grading techniques.</p>	During grading	City of Calimesa Public Works Department			Potential impacts related to faulting and seismicity, to the degree necessary, will be implemented through performance of the terms and recommendations of the geotechnical report.	The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City's preferred section of the Spec: MM-GS1-1, MM-GS1-2, MM-GS1-3, MM-GS2-1, MM-GS2-1, and MM-GS2-2. The construction site is subject to inspection by the City of Calimesa at any time during construction.
<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>	During grading	City of Calimesa Engineering Department			Potential impacts related to soil stability, to the degree necessary, will be implemented through performance of the terms and recommendations of the geotechnical report.	The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City's preferred section of the Spec: MM-GS1-1, MM-GS1-2, MM-GS1-3, MM-GS2-1, MM-GS2-1, and MM-GS2-2. The construction site is subject to inspection by the City of Calimesa at any time during construction.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<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-GS2-3 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, 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. 	During grading	City of Calimesa Engineering Department			Potential impacts related to soil stability, to the degree necessary, will be implemented through performance of the terms and recommendations of the geotechnical report.	Approval of Geotechnical and Soils Engineering Study by the City of Calimesa.
<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-GS2-4 All site grading shall be accomplished under the supervision of certified engineering geologist.</p>	During grading	City of Calimesa Engineering Department			Potential impacts related to soil stability, to the degree necessary, will be implemented through performance of the terms and recommendations of the geotechnical report.	A report from certified engineering geologist shall be submitted and approved by the City of Calimesa during the grading portion of construction.
Hydrology and Water Quality							
<p>Impact HW1 The project could potentially result in impacts to surface drainage through construction, impacts to hillsides and the introduction of impermeable surfaces. <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. Applicable BMP provisions as developed through the specific plan drainage concept and City requirements shall be incorporated into the NPDES Permit.</p>	Prior to issuance of grading permit	City of Calimesa Engineering Department				<p>Copy of each implementing Tentative Parcel Map or Tentative Tract Map's Storm Water Pollution Prevention Plan prepared by a Qualified SWPPP Developer (QSD) and Receipt of the Notice of Intent from the State Water Resources Control Board shall be submitted to the City of Calimesa.</p> <p>Site inspection during construction with City Department of Public Works staff to meet with the Qualified SWPPP Practitioner (QSP) for the project.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<p>Impact HW1 The project could potentially result in increased runoff and erosion due to increased impermeable surfaces. Less than significant with mitigation.</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.</p> <p>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 building pads if they are not built upon before the onset of the rainy season. 	<p>Prior to issuance of grading permit</p>	<p>City of Calimesa Department of Public Works</p>				<p><u>Construction NPDES Compliance:</u> Copy of the implementing Tentative Parcel Map or Tentative Tract Map’s Storm Water Pollution Prevention Plan prepared by a Qualified SWPPP Developer (QSD) and Receipt of the Notice of Intent from the State Water Resources Control Board shall be submitted to the City of Calimesa.</p> <p>Site inspection during construction with City Department of Public Works staff to meet with the Qualified SWPPP Practitioner (QSP) for the project.</p> <p><u>Post-Construction NPDES Compliance:</u> Approval by the City of Calimesa of a Water Quality Management Plan (WQMP) prepared for the TMP or TTM.</p> <p>City staff site inspection of permanent BMPs at the conclusion of construction.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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	<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>						
Noise							
<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>	During excavation and grading	City of Calimesa Planning Department				The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City's preferred section of the Spec: MM-N1-1, MM-N1-2, MM-N1-3, AND MM-N1-4. The construction site is subject to inspection by the City of Calimesa at any time during construction.
<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-N1-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.</p>	During construction	City of Calimesa Planning Department				The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City's preferred section of the Spec: MM-N1-1, MM-N1-2, MM-N1-3, AND MM-N1-4. The construction site is subject to inspection by the City of Calimesa at any time during construction.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<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-N1-3 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>	During construction	City of Calimesa Planning Department				The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City’s preferred section of the Spec: MM-N1-1, MM-N1-2, MM-N1-3, AND MM-N1-4. The construction site is subject to inspection by the City of Calimesa at any time during construction.
<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-N1-4 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>	During construction	City of Calimesa Planning Department				The full MMRP will be attached to the Project Specifications in the Contract Documents. The following mitigation measures will be excerpted in from the full MMRP and added to the City’s preferred section of the Spec: MM-N1-1, MM-N1-2, MM-N1-3, AND MM-N1-4. The construction site is subject to inspection by the City of Calimesa at any time during construction.
Public Services							
<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>	Prior to issuance of building permit	City of Calimesa Fire Department				Proof of Developer-paid fees based on current fee schedule to be submitted to the City of Calimesa by each developer.
<p>Impact PS1 The proposed project would increase demand for fire protection services including designating a site for public facility use within the Project site. <i>Less than significant with mitigation.</i></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>	Prior to site plan approval for development within the Town Center	City of Calimesa Planning Department and City of Calimesa Fire Department			Fire facility location to be determined in coordination with the City	Approval by City of Calimesa Fire Department of fire station site in the Town Center Tentative Parcel Map(s). Approval to be received in written form from City of Calimesa Fire Department via email or on City of Calimesa Fire Department letterhead.
<p>Impact PS1 The proposed project would increase demand for fire protection services. <i>Less than significant with mitigation.</i></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 standards.</p>	Prior to site plan approval	City of Calimesa Engineering Department and City of Calimesa Fire Department				Approval by City of Calimesa Fire Department of fire protection requirements shown on the final site plan for each implementing Tentative Tract Map and Tentative Parcel Map. Approval to be received in written form via email or on City of Calimesa Fire Department letterhead.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<p>Impact PS1 The proposed project would increase demand for fire protection services. <i>Less than significant with mitigation.</i></p>	<p>MM-PS1-4 Water lines within the project site shall be designed to meet the fire requirements.</p>	Prior to site plan approval	City of Calimesa Engineering Department and City of Calimesa Fire Department				Approval by City of Calimesa Fire Department of water lines shown on the final site plan for each implementing Tentative Tract Map and Tentative Parcel Map. Approval to be received in written form via email or on City of Calimesa Fire Department letterhead.
<p>Impact PS1 The proposed project would increase demand for fire protection services. <i>Less than significant with mitigation.</i></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>	Prior to site plan approval	City of Calimesa Engineering Department and City of Calimesa Fire Department				Approval by City of Calimesa Fire Department of fire hydrant locations shown on the Tentative Tract Map and Tentative Parcel Map for each implementing project. Approval to be received in written form via email or on City of Calimesa Fire Department letterhead.
<p>Impact PS2 The proposed project would increase demand for police protection services including designating a site for public facility use within the Town Center portion of the Project site. <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>	Prior to site plan approval	City of Calimesa Planning Department and Riverside County Sheriff's Department				Proof of Developer-paid fees based on current fee schedule to be submitted to the City of Calimesa by each developer.
<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-PS3-2 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>	Prior to issuance of building permits for each phase	Beaumont Unified School District				Proof of Developer-paid fees based on current fee schedule to be submitted to the City of Calimesa by each developer.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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Transportation and Traffic							
<p>Impact T1 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>MM-T1-13 Ultimate Roberts Road improvements shall be constructed north of Singleton Road along the Project frontage. South of Singleton Road along the Project frontage, Roberts Road shall be constructed to a level of interim improvements that include its ultimate half-section on the west side of the road, with lane improvements consistent with Exhibit 15 of the Access Study (Addendum Attachment C). Extend Roberts Road south to Cherry Valley Boulevard with an interim two-lane cross section as a secondary/emergency access roadway, per City staff request.</p>	With Project implementation ¹	City of Calimesa Public Works Department				
<p>Impact T2 The proposed project would potentially impact the LOS in Phase 2 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation</i></p>	<p>MM-T2-1 For Calimesa Boulevard at Singleton Road (intersection 4), construct interim traffic signal improvements with lane geometry illustrated on Exhibit 16 of the Access Study (Addendum Attachment C). For Calimesa Boulevard at Singleton Road (intersection 4), provide 2nd eastbound and westbound through lanes, and modify the traffic signal implemented previously in conjunction with Tentative Parcel Map No. 37862, Lots 1 to 6 (if not already accommodated in earlier phases).</p>	With Project improvements OVTC Buildout (2030) conditions	City of Calimesa Public Works Department				
<p>Impact T2 The proposed project would potentially impact the LOS in Phase 2 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation.</i></p>	<p>MM-T2-3 The extension of Singleton Road from Roberts Road to San Timoteo Canyon Road shall be constructed as an interim two-lane section.</p>	With Project implementation	City of Calimesa Public Works Department				

¹ Phasing regarding traffic improvements cited in this MMRP reflects the phasing identified in the Access Evaluation (Attachment C). These phases are equivalent to or coincide with Phase 2 as identified in the 2005 EIR.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<p>Impact T3 The proposed project would potentially impact the LOS in Phase 3 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation.</i></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>	With Project implementation	City of Calimesa Public Works Department				
<p>Impact T3 The proposed project would potentially impact the LOS in Phase 3 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation.</i></p>	<p>MM-T3-24 Ultimate Singleton Road improvements shall be completed from the western Project boundary to Roberts Road.</p>	With Project implementation	City of Calimesa Public Works Department				
<p>Impact T4 The proposed project would potentially impact the LOS in 2030 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation.</i></p>	<p>MM-T4-12 For the I-10 Eastbound off-ramp at Singleton Road (intersection 2), modify traffic signal to provide a 2nd southbound right turn lane, 2nd eastbound through lane, and 2nd westbound through lane. For the I-10 Westbound off-ramp at Singleton Road (intersection 3), modify traffic signal to provide a 2nd eastbound left turn lane, 2nd eastbound through lane, 2nd westbound through lane, and an additional northbound left turn lane.</p>	OVTC Buildout (2030) conditions	City of Calimesa Public Works Department				
<p>Impact T4 The proposed project would potentially impact the LOS in 2030 for the intersections listed in Table 3.10-5 (page 3.10-29 of the EIR). <i>Less than significant with mitigation.</i></p>	<p>MM-T4-15 Singleton Road from the I-10 Eastbound Ramps to Roberts Road shall be completed at its ultimate full-section width as an Urban Arterial roadway (134-foot ROW).</p>	OVTC Buildout (2030) conditions	City of Calimesa Public Works Department				

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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Utilities and Service Systems							
<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>MM-UT1-1 The applicant shall be responsible for payment 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>Prior to issuance of building permits for each phase</p>	<p>City of Calimesa Public Works Department and Yucaipa Valley Water District</p>			<p>The project will follow the specific current plan for sewerage from the YVWD.</p>	<p>Proof of Developer-paid fees based on current fee schedule.</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>MM-UT1-2 Wastewater service will be denied if any of the terms and conditions is not satisfied.</p>	<p>On-going requirement for each phase</p>	<p>City of Calimesa Public Works Department and Yucaipa Valley Water District</p>				<p>Proof of meeting the terms and conditions for each implementing project to be submitted by the Developer to the YVWD for the agency's approval.</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>MM-UT1-3 The Applicant shall be responsible for complying with the Regional Water Quality Control Board (RWQCB) 2004 Basin Plan and Maximum Benefit demonstration as adopted by the Regional Board.</p>	<p>On-going requirement for each phase</p>	<p>City of Calimesa Public Works Department and Yucaipa Valley Water District</p>			<p>The project will follow the specific current plan for sewerage from the YVWD.</p>	<p>Proof of meeting requirements for each implementing project to be submitted by the Developer to the YVWD for the agency's approval.</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>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>In accordance with Water Service Agreement with YVWD</p>	<p>City of Calimesa Public Works Department and Yucaipa Valley Water District</p>				<p>Proof of meeting requirements (or applicable construction fees paid) for each implementing project to be submitted by the Developer to the YVWD for the agency's approval.</p>

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
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<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>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>	Prior site plan approval	City of Calimesa Public Works Department and Yucaipa Valley Water District			<p>The WSA/WV was done in 2005. In 2018 Calimesa Planning Commission found no update was needed.</p> <p>The project will follow the specific current plan for water service from the YVWD.</p>	Documentation shall be provided to the City of Calimesa from YVWD indicating what facilities the development is required to install.
<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>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>	Prior to site plan approval	City of Calimesa Public Works Department and Yucaipa Valley Water District			The project will follow the specific current plan for water service from the YVWD.	Documentation shall be provided to the City of Calimesa from YVWD indicating what facilities the development is required to install.
<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>MM-UT2-3 The applicant shall be responsible for the water related development impact fees and water related charges in effect at the time building permit is issued for this project.</p>	Prior to issuance of building permits	City of Calimesa Public Works Department and Yucaipa Valley Water District				Proof of Developer-paid fees based on current fee schedule.
<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>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>	Prior to site plan approval	City of Calimesa Public Works Department and Yucaipa Valley Water District				Written proof of YVWD ability to provide water service to implementing projects.
<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>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>	Prior to issuance of building permits	City of Calimesa Public Works Department and Yucaipa Valley Water District				Site visit by City of Calimesa Public Works and City of Calimesa Fire Department.

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	Method of Verification
<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>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>Prior to site plan approval</p>	<p>City of Calimesa Public Works Department and Yucaipa Valley Water District</p>				<p>Written approval by YVWD of water lines on site plans.</p>
	<p>MM-UT3 An NPDES permit from the RWQCB will be required prior to the commencement of construction and post-development activities.</p>	<p>NPDES prior to construction Stormwater Management Plan post development</p>	<p>City of Calimesa Public Works Department</p>				<p><u>Construction Mitigation:</u> Submittal of Storm Water Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) and Receipt of Notice of Intent (NOI) from State Water Resources Control Board (SWRCB) to the City of Calimesa.</p> <p><u>Post-Construction Mitigation:</u> Review and approval of a Water Quality Management Plan (WQMP).</p>