

## **MITIGATION MONITORING AND REPORTING PROGRAM**

The following Mitigation Monitoring and Reporting Program (MMRP) will help assure that the mitigation measures contained in the Revised Draft Environmental Impact Report (DEIR) and those mitigation measures from the original 2007 DEIR that were not revised are properly implemented according to state law. The MMRP identifies measures incorporated into the proposed project that reduce its potential environmental impacts, the entities responsible for implementation and monitoring of mitigation measures, and the appropriate timing for implementation of mitigation measures. As described in Section 15097 of the California Environmental Quality Act (CEQA) Guidelines, this MMRP employs both reporting on and monitoring of project mitigation measures.

The objectives of the MMRP are to:

- Assign responsibility for and ensure proper implementation of mitigation measures;
- Assign responsibility for and provide for monitoring and reporting of compliance with mitigation measures; and
- Provide the mechanism to identify areas of non-compliance and the need for enforcement action before irreversible environmental damage occurs.

As the Lead Agency, the City of Yucaipa is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. If, during the course of project implementation, any of the mitigation measures identified cannot be successfully implemented, the City shall immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the proposed project is required, and/or whether alternative mitigation is appropriate. The following MMRP presents the implementation requirements for the mitigation measures for the Yucaipa Freeway Corridor Specific Plan.

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>Aesthetics</b>						
A-1	Prior to issuance of grading permits, lighting plans and signage plans for new development shall be reviewed by the Community Development Department to ensure that minimal light intrusion and spill over into adjacent residential areas occurs.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			
A-2	Prior to issuance of grading permits, and during the Specific Plan review process for future development in the Specific Plan site, the Director of Community Development shall ensure that mirrored and highly reflective surfaces are discouraged or, where proposed, shall be accompanied by a design-level glare impact analysis that demonstrates no adverse visual impairment to motorists or other visual nuisance occurs.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			
<b>Air Quality</b>						
AQ-1	<p>In accordance with SCAQMD Rule 403, the City will require the following measures to be taken during the construction of all future development projects on the Specific Plan Site associated with the proposed Specific Plan to reduce the amount of dust and other sources of PM<sub>10</sub>:</p> <ul style="list-style-type: none"> <li>• Water exposed soils at least twice daily and maintain equipment and vehicle engines in good condition and in proper tune;</li> <li>• Wash off trucks leaving development sites and water down all construction areas;</li> <li>• Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods;</li> <li>• Reduce speeds on unpaved roads to less than 15 miles per hour;</li> <li>• Halt all grading and excavation operations when wind speeds exceed 25 miles per hour;</li> <li>• Properly maintain diesel-powered on-site mobile equipment;</li> <li>• Install particulate filters on off-road construction equipment;</li> <li>• Sweep streets at the end of the day if substantial visible soil material is carried over to the adjacent streets;</li> <li>• Cover all trucks hauling dirt, sand, soil or other loose material to and from the site;</li> <li>• Limit truck construction traffic to non-peak times of the morning or afternoon;</li> <li>• Use surfactants and other chemical stabilizers to suppress dust at construction sites; and</li> <li>• Use wheel washers for construction equipment.</li> </ul>	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
AQ-2	All appliances installed as part of future development projects shall be energy efficient appliances (i.e., washers/dryers, refrigerators, stoves, etc.)	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
AQ-3	Future residential development projects on the Specific Plan site shall utilize natural gas or electric fireplaces and stoves in lieu of traditional fireplaces and wood burning stoves.	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
AQ-4	Future development projects on the Specific Plan site shall install Energy Star labeled roof materials.	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
AQ-5	Future residential development projects on the Specific Plan site shall install energy-reducing ceiling/whole-house fans.	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
AQ-6	Future development projects on the Specific Plan site shall install energy-reducing programmable thermostats that automatically adjust temperature settings.	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
AQ-7	Future development projects on the Specific Plan site shall require the installation of low-water use appliances.	On-going. To be included in the conditions of approval for all subsequent developments.	Community Development Director or designee.			
<b>Biological Resources</b>						
B-1	A wetland delineation will determine if the proposed development project will potentially impact wetlands or waters of the United States and California. If it does, the applicant will prepare a formal wetland delineation to more accurately identify, evaluate, and map the extent of the streambed jurisdictional areas that the proposed project will modify under the jurisdiction of USACE, CDFG, and RWQCB. The delineation will be used to determine impacts and will be verified by the regulatory agencies. If a formal wetland delineation resulting from mitigation measure B-1 identifies impacts to wetlands or waters of the United States and California, mitigation measures B-2, B-3, and B-4 will apply.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Director of Public Works or designee			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>B-2</b>	<p>Prior to grading permit, the applicant will obtain a Section 404 permit authorization from USACE, a 1602 Streambed Alteration Agreement from CDFG, and a 401 State Water Quality Certification from RWQCB. Approved impacts to USACE, CDFG, and RWQCB jurisdictional areas would require mitigation through habitat creation, enhancement, and/or preservation to achieve a no-net-loss of jurisdictional resources, as determined by a qualified restoration specialist in consultation with the regulatory agencies. Mitigation ratios and the specific location of mitigation lands will be determined in consultation with the appropriate regulatory agencies in accordance with the requirements of the federal Clean Water Act, federal wetland policies, and the California Fish and Game Code. The remaining undeveloped land within the Specific Plan site (excluding areas impacted from roads, development, and fuel modification) is planned as designated open space and may qualify as mitigation for impacts to jurisdictional areas.</p>	<p>Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).</p>	<p>Director of Public Works or designee</p>			
<b>B-3</b>	<p>The applicant shall mitigate for temporary and permanent impacts to USACE jurisdictional wetlands and waters of the U.S., RWQCB jurisdictional waters, and CDFG jurisdictional areas by restoring habitats (i.e. southern willow scrub, scoured drainage, and mulefat scrub) upon acceptance of these temporary and permanent impacts by the resource agencies. Remaining undeveloped land within the proposed development project site (excluding areas impacted from roads, development, and fuel modification) designated as open space in the Specific Plan may qualify as mitigation for impacts to jurisdictional areas.</p> <p>The applicant shall prepare and submit a Conceptual Streambed Restoration Plan (CSRP) to the City of Yucaipa for approval and to the regulatory agencies for review and concurrence. Habitat shall be mitigated on-site or within the same watershed, if feasible. The goal of the CSRP will be to recreate the functions and values of the habitat being affected. These mitigation requirements will be outlined in the CSRP prepared for each project, with monitoring requirements and specific criteria to measure the success of the restoration. Guidelines for the CSRP shall include:</p> <ul style="list-style-type: none"> <li>• The mitigation site(s) shall have been evaluated and selected on the basis of their suitability for use as riparian mitigation areas.</li> <li>• The mitigation shall provide procedures to prepare soils in the mitigation area, provide detailed seeding/planting mixtures, provide seeding/planting methods, appropriate irrigation and other procedures that will be used for successful re-vegetation.</li> <li>• Impacts to jurisdictional waters and wetlands shall be avoided to the extent feasible in the design phase of the project.</li> </ul>	<p>Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).</p>	<p>Director of Public Works or designee</p>			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	<ul style="list-style-type: none"> <li>Specific mitigation ratios and performance criteria shall be stated in the CSRP.</li> <li>Maintenance and monitoring requirements shall be established, including quarterly and annual monitoring reports to USACE and CDFG</li> </ul> <p>The content of the CSRP will address the responsibilities and qualifications of the personnel to implement and supervise the plan, incorporate pertinent site selection criteria, provide for the site preparation and planting implementation program, provide a schedule for implementation, maintenance and monitoring, detail maintenance plan and guidelines, detail the monitoring plan and address long term preservation.</p>					
<b>B-4</b>	<p>The applicant shall prepare and submit a Conceptual Upland Mitigation Plan (CUMP) to the City of Yucaipa for approval and to CDFG for review and concurrence. The applicant shall be responsible for funding in implementing the CUMP. The goal of the CUMP will be to compensate for the impacts to sensitive upland vegetation communities (oak woodland and savannah oak woodland) thorough off-site acquisition of habitat, on-site preservation, enhancement, creation and/or dedication of habitat, payment of fees into a mitigation bank or other appropriate measures to address the functions and values being impacted. The remaining undeveloped land within the proposed development project site (excluding areas impacted from roads, development, and fuel modification) designated as open space may qualify as mitigation for impacts to sensitive vegetation communities.</p> <p>The content of the CUMP will address the responsibilities and qualifications of the personnel to implement and supervise the plan, incorporate pertinent site selection criteria, provide for the site preparation and planting implementation program if appropriate, provide a schedule for implementation program if appropriate, provide a schedule for implementation, maintenance and monitoring, detail maintenance plan and guidelines, detail the monitoring plan and address long term preservation.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Director of Public Works or designee			
<b>B-5</b>	<p>Prior to grading the applicant will conduct focused surveys for the following species that are classified as CNPS List 1B or 2 during the appropriate blooming period as indicated in Table 3: chaparral sand-verbena, Jager’s milk-vetch, Mesa horkelia, Nevin’s barberry, rayless ragwort, Robinson’s peppergrass, and slender-horned spineflower. These species have potential to occur within the Specific Plan site based on observations during the biological reconnaissance survey, historical occurrence data, and the presence of suitable habitat and soils in the vicinity of the survey area.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>B-6</b>	If CNPS List 1B or 2 species are discovered during focused surveys, the applicant will develop a conceptual sensitive plant species mitigation plan. This mitigation plan will be prepared by a qualified restoration biologist and provide at a minimum the following information (1) design modifications or minimization measures that are consistent with the project's purpose; (2) appropriate protection measures for any adjoining conserved land within the Specific Plan site; (3) an evaluation of salvage, transplantation, restoration, enhancement, or other appropriate mitigation techniques to determine that most appropriate mitigation measures to offset impacts; and (4) monitoring and adaptive management measures for the mitigated plant species. The mitigation site shall be monitored and maintained by a qualified biologist for five years or until the plants have become fully established and can survive without supplemental irrigation.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee			
<b>B-7</b>	Prior to grading the applicant will conduct an oak tree survey to identify oak trees to be encroached upon, removed and/or relocated, and those within 100 feet of the project site or construction area. Oak trees will be identified, located, and tagged during the survey. An oak tree report may be required depending on the scope and the nature of the project impact on the surrounding trees, as determined during the pre-application conference. In general, the requirements for an oak tree report may be waived in situations involving the removal of dead or hazardous trees and/or potential impacts to less than four trees. In situations requiring the submission of an oak tree report, the document shall be certified by the oak tree consultant to be true and correct and must be acceptable to the Community Development Director (Yucaipa Development Code Section 89.0501). The oak tree report will include information on the oak trees proposed for impacts, including location, diameter of trunk, diameter of canopy, height, and the health and condition of the subject oak trees. In addition, a site plan map must be submitted during the application process. The site plan map is required to show proposed grading and construction areas, oak tree locations, and the exact location of the dripline of an oak tree.	Concurrent submittal with development application.	Community Development director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>B-8</b>	Prior to the removal of, or the encroachment into, the “protected zone” of oak trees, the applicant will first obtain an oak tree permit as stated in section 89.0515 (b) (1) of the Yucaipa Development Code. Specifically, the protected zone for oak trees is defined as the area within a circumference measured five feet outside of the dripline of the tree and extending inwards to the trunk of the tree, with the condition that the protected zone must always be at least 15 feet from the trunk of an oak tree (Yucaipa Development Code Section 89.0501). The applicant will obtain oak tree permits to allow encroachments within the dripline as needed. Requests for encroachments that do not exceed 50 percent of the dripline would qualify for administrative processing, whereas, requests for encroachments that exceeds 50 percent of the dripline would require Yucaipa Planning Commission review. (The guidelines of the Oak Tree Conservation Ordinance explain the processing steps involved in obtaining an oak tree permit, the information necessary to apply for an oak tree permit, the standard conditions for an oak tree permit, oak tree survey and reporting requirements, oak tree removal requirements, oak tree planting and replacement requirements, and the enforcement of the Oak Tree Conservation Ordinance).	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			
<b>B-9</b>	During final design the applicant will provide design guidelines as set forth in the Oak Tree Conservation Ordinance. Section 89.0501 of the Yucaipa Development Code provides design guidelines and evaluation criteria for projects that will impact or potentially impact oak trees. City of Yucaipa enforces the conservation of all healthy oak trees unless reasonable and conforming use of the property justifies removal, cutting, pruning and/or encroachment into the protected zone of an oak tree. To the extent possible, given the constraints of the property, the project must (1) preserve or minimize impacts to existing healthy oak trees; (2) eliminate or minimize encroachment or new construction in areas of oak trees; (3) minimize the percentage of encroachment from construction on oak trees; (4) avoid locating parking facilities and pedestrian walkways in close proximity to hazardous oak trees for safety reasons, unless it can be demonstrated that major surgery and a nutrient feeding program will restore the tree to a safe and vigorous condition, or the trees are located in minimal access areas such as drainages or steep slopes.	Concurrent submittal with development application.	Community Development Director or designee.			
<b>B-10</b>	The applicant will mitigate oak tree impacts through relocation and/or replacement through habitat creation, restoration, and enhancement efforts. Requests for relocations can be processed administratively only when the diameter of the tree does not exceed six inches when measured at a point 4.5 feet above the natural grade of the tree. Requests for relocation of trees with larger diameters must be processed and reviewed by the Yucaipa Planning Commission and the City Council. Any replacement trees from a nursery must be either coast live oak or valley oak ( <i>Quercus lobata</i> ). Other oak tree varieties must be approved in advance by the Community Development Department. All relocated or replaced trees shall be monitored and maintained by a qualified	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	biologist for five years or until the plants have become fully established and can survive without supplemental irrigation.					
<b>B-11</b>	<p>Prior to construction, a qualified biologist will determine if the following species that are classified as federally listed, state-listed, state species of special concern, and/or fully protected species have the potential to be present and be impacted by the proposed development project. If a species could be impacted, a qualified biologist will conduct focused surveys for the species: arroyo toad, coastal California gnatcatcher, least Bell’s vireo, white-tailed kite, western burrowing owl, Stephens’ kangaroo rat, and San Bernardino Merriam’s kangaroo rat. These species have the potential to occur within the Specific Plan site based on observations during the biological reconnaissance survey, historical occurrence data, and the presence of suitable habitat in the vicinity of the Specific Plan site.</p> <p>The following sections provide a description of survey guidelines to be followed. If any of the species are determined to be present the applicant will coordinate with the United States Fish and Wildlife Service and the California Department of Fish and Game.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			
<b>B-11.1</b>	<p>Arroyo Toad</p> <p>Focused Surveys will be conducted by a qualified biologist according to USFWS survey protocol (USFWS 1999b). A minimum of six surveys will be conducted during the breeding season (i.e., between March 15 and July 1), with at least one survey occurring in April, May, and June. Each survey is composed of a daytime and nighttime component, which must be conducted within the same 24-hour period.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-11.2</b>	<p>Coastal California gnatcatcher</p> <p>Focused surveys for coastal California gnatcatcher will be conducted by a permitted biologist to determine the presence or absence of this species within the proposed development project site. Focused surveys will be conducted according to USFWS survey guidelines (USFWS 1997b), which requires six surveys at least seven days apart during the breeding season (i.e. March 15 though June 30) or nine surveys at least fourteen days apart during the non-breeding season (i.e. June 30 through March 15). Surveys will be conducted by walking meandering transects throughout and adjacent to areas of suitable coastal California gnatcatcher habitat and playing a vocalization tape to elicit a response from the birds.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>B-11.3</b>	<p>Least Bell's vireo</p> <p>Focused surveys for this species will be conducted to determine the presence or absence of this species within the proposed development project site. Focused surveys for the species should be conducted according to USFWS survey guidelines (USFWS 2001), which requires eight surveys at least 10 days apart between April 1 and July 31. Surveys should be conducted by walking meandering transects throughout and adjacent to areas of suitable least Bell's vireo habitat.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-11.4</b>	<p>Nesting Raptors</p> <p>To avoid potential impacts to nesting raptors, trees will be removed between September 1 and January 31, outside of the breeding season of local raptor species. If tree removal must be conducted during or within a few weeks of the breeding season (i.e. February 1 to August 30), a raptor nest survey should be conducted by a qualified biologist no longer than a week prior to any tree removal to determine if any raptor nests are present. If an active raptor nest is discovered, a buffer of 500 feet will be established around the tree until the young are independent of the nest site. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-11.5</b>	<p>White-tailed kite</p> <p>To avoid potential impacts to this raptor, trees will be removed between September 1 and January 31, outside of the breeding season of this species. If tree removal must be conducted during or within a few weeks of the breeding season (i.e. February 1 to August 31), a nest survey will be conducted by a qualified biologist no longer than one week prior to any tree removal to determine if any nests are present. If an active nest is discovered, a buffer of 500 feet will be established around the tree until the young are independent of the nest site. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-11.6</b>	<p>Western Burrowing owl</p> <p>Focused surveys for this species will be conducted to determine the presence or absence of this species within the proposed development project site. Focused surveys will follow the guidelines set forth in the <i>Burrowing Owl Survey Protocol and Mitigation Guidelines</i> (California Burrowing Owl Survey Consortium 1993). The methodology consists of three phases: Phase 1 (habitat assessment); Phase 2 (burrow survey); and Phase 3 (burrowing owl survey). The initial habitat assessment will be conducted within all suitable habitats</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	within the proposed development project site and a 500-foot buffer surrounding the Specific Plan site. The burrow surveys will be conducted by walking pedestrian survey transects through the proposed development project site, and all burrows and burrow complexes should be mapped. The focused protocol-level surveys for burrowing owl will be conducted during the peak of the burrowing owl breeding season of April 14 to July 15. These focused protocol-level surveys consist of four separate site visits to examine each mapped rodent burrow or burrow complex for burrowing owl signs (i.e., feathers, cast pellets, excrement, prey remains, eggshell fragments, etc.) and to observe each burrow at a fixed distance to assess the burrow for activity. These surveys will be conducted one hour before sunrise to two hours after sunrise and/or two hours before sunset to one hour after sunset. If no owls are observed or detected during these surveys, protocol-level surveys would be required for winter resident owls between December 1 and January 31.					
<b>B-11.7</b>	<p>Stephens' kangaroo rat</p> <p>Focused surveys will be conducted to determine the presence or absence of this species within the proposed development project site. Focused surveys for this species must be conducted by a permitted biologist. These surveys consist of a focused habitat assessment for the species as well as trapping surveys. The trapping should be conducted over five consecutive nights between September 15 and February 15. Additional surveys may be necessary if more than one survey (i.e., more than 5 consecutive nights of trapping) are required to adequately determine presence/absence of these species and their distribution.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-11.8</b>	<p>San Bernardino Merriam's kangaroo rat</p> <p>Focused surveys will be conducted to determine the presence or absence of this species on the proposed development site. The focused protocol-level surveys can be conducted simultaneously with the surveys for Stephens' kangaroo rat as they follow the same protocol, which consists of a habitat assessment and five consecutive nighttime trapping surveys. Additional surveys may be necessary if more than one survey (i.e., more than 5 consecutive nights of trapping) are required to adequately determine presence/absence of these species and their distribution.</p>	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			
<b>B-12</b>	To reduce the potential for the indirect impacts from urban runoff, the project Applicant shall implement the Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES, Environmental Protection Agency), administered by the RWQCB.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Director of Public Works or designee			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>B-13</b>	A plan for the management of the fuel management zone shall be developed and submitted to the City of Yucaipa for review and approval prior to issuance of a grading permit. The management plan shall include access points, signage for trails and restricted uses, and appropriate fencing.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Fire Marshall or designee			
<b>B-14</b>	The applicant will ensure that the work limits will be staked, fenced, and/or marked with materials clearly visible to construction personnel to prevent encroachment upon sensitive vegetation communities; no construction access, parking, or storage of equipment or materials will be permitted outside of these marked areas; access roads and work areas shall be periodically sprayed with water to reduce the potential for dust accumulation on the leaves of adjacent sensitive vegetation communities not proposed for impacts; and erosion and sediment control BMP's (i.e. such as silt fence, straw wattles, sand bags, etc) should be implemented and installed during the proposed Specific Plan to comply with all measures proposed in the Storm Water Pollution Prevention Plan (SWPPP).	On-going during construction activities	Director of Public Works or designee			
<b>Cultural Resources</b>						
<b>CR-1</b>	If cultural resources avoidance is feasible, potentially significant archaeological resources and sites containing Native American human remains shall be placed within permanent project-specific conservation easements or dedicated open space areas	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			
<b>CR-2</b>	Where avoidance of archaeological resources and sites containing Native American human remains is not a feasible management option, capping these resources with sterile sediments and avoidance planting (e.g., planting of prickly pear cactus) shall be considered the next most favorable management option. In doing so, capping the resource(s) will ensure that indirect impacts from increased public availability to these sites are avoided.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure. During all construction activities, the Planning Department shall periodically inspect the site for compliance.	Community Development Director or designee.			
<b>CR-3</b>	If avoidance and/or preservation-in-place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the applicant shall ensure that potentially significant archaeological resources(s) and site(s) shall be investigated pursuant to the standards, guidelines, and principles of the Advisory Council's Treatment of Archaeological Properties: A Handbook (ACHP 1980).	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure (only if applicable).	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	<p>Prior to the issuance of a grading permit for a project, the applicant’s consultant, who meets the Secretary of Interior’s Standards and Guidelines, shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program shall be designed to further define site boundaries and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity and the site’s potential to address regional archaeological research questions. These data shall then be used to address the National Register of Historic Places (NRHP)/ California Register of Historic Resources (CRHR) eligibility requirements for the archaeological resource, and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall be submitted to the City’s Planning Commission for review and comment prior to the implementation of the Phase II Testing Program.</p> <p>After Approval of the Research Design and prior to the issuance of a grading permit, the applicant’s consultant shall complete the Phase II Testing Program as specified in the Research Design prior to the issuance of a grading permit. The results of this Program shall be presented in a technical report that follows the State of California Office of Historic Preservation Archaeological Resource Management Report Recommended Contents and Format Guidelines (California 1990). The Phase II Report shall be submitted to the City’s Planning Department for review and comment prior to the issuance of a grading permit. If the resource is determined to be ineligible for listing on the NRHP or CRHR upon completion of the Phase II Testing Program, no further cultural resources management of this resource would be required and the Phase II Program would suffice as mitigation of project impacts to the resource.</p>					
<b>CR-4</b>	A participant-observer from the appropriate Native American Band or Tribe shall be present during Phase II archaeological excavations involving sites of Native American concern.	Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>CR-5</b>	<p>If the cultural resource is identified as being potentially eligible for listing on either the NRHP or CRHR, and project designs cannot be altered to avoid impacting the site, a Phase III Data Recovery Program to mitigate project effects shall be initiated. A Data Recovery Treatment Plan detailing the objectives of the Phase III Program shall be developed and contain specific testable hypotheses pertinent to the Research Design and relative to the site(s) under study. The Phase III Data Recovery Treatment Plan shall be submitted to the City’s Planning Department, the appropriate Native American Band or Tribe, if applicable, and the State Historic Preservation Officer (SHPO) for review and comment prior to implementation of the Data Recovery Program.</p> <p>After Approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible site(s) shall be completed. Typically a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site(s) to preserve those resource values that qualify the site(s) as being eligible for listing on the NRHP/CRHR. Again, a participant-observer from the appropriate Native American Band or Tribe shall be present during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report shall be prepared, following the State of California Office of Historic Preservation Archaeological Resource Management Report Recommended Contents and Format Guidelines (California 1990). The Phase III Data Recovery Report shall be submitted to the City’s Planning Department, the appropriate Native American Band or Tribe, if applicable, and the SHPO for review and comment prior to the issuance of a grading permit.</p>	<p>Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure. During all construction activities, the Planning Department shall periodically inspect the site for compliance.</p>	<p>Community Development Director or designee.</p>			
<b>CR-6</b>	<p>All Archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs shall be processed, including cleaning and cataloging, detailed description, and analysis, as appropriate. Following completion of laboratory and analytical procedures, all project-related collections shall be suitably packaged and transferred to a curation facility that meets the standards of 36 CFR 79 for long-term storage. Materials to be curated include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants’ reports of special studies, and copies of the final technical reports. It should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives federal funding.</p>	<p>Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.</p>	<p>Community Development Director or designee.</p>			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>CR-7</b>	<p>A registered professional archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, shall monitor all project-related ground-disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity for prehistoric resources.</p> <p>Prior to City permitted future development projects, the applicant shall include in their mitigation plan provisions for the identification and evaluation of archaeological resources inadvertently discovered during construction. Thus, if buried archaeological resources are uncovered during construction, all work will be halted in the vicinity of the archaeological discovery until a registered professional archaeologist can visit the site of discovery and evaluate the significance of the archaeological resource.</p>	An on-going archaeological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			
<b>CR-8</b>	If the archaeological resource is determined to be a potentially significant cultural resource, the applicant shall also include in their mitigation plan provisions for the preparation and implementation of a Phase III Data Recovery Program, as well as disposition of recovered artifacts, in accordance with mitigation measures CR-4, CR5 and CR-6.	An on-going archaeological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			
<b>CR-9</b>	<p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(d), and Public Resources Code 5097.98 shall be implemented Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the San Bernardino County Coroner shall be notified within 24 hours of the discovery of potentially human remains. The Coroner shall then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC shall then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification.</p> <p>The MLD shall then have the opportunity to recommend to the property owner or the project proponent means for treating or disposing of, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reenter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not</p>	An on-going archaeological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	<p>subject to further subsurface disturbance.</p> <p>In the event that Native American human remains are inadvertently discovered during project-related or permitted construction activities, implementation of mitigation measures CR-3 through CR-8 would apply.</p>					
<b>CR-10</b>	The final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs shall be submitted to the San Bernardino Archaeological Information Center of the California Historical Resource Inventory System for their information and where they would be available to other researchers. As well, final Phase III Data Recovery Reports shall be submitted to local libraries, schools, and historical societies to enable the general public to learn about their local cultural heritage.	An on-going archaeological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			
<b>CR-11</b>	Structures at 33842 County Line Lane, 33808.5 County Line Lane, and 32032 Live Oak Canyon Road will be formally evaluated by a certified architectural historian to determine the historical significance of the structures prior to modifications or demolition. If the structures are determined to be significant, mitigation measure CR-5 will apply.	Prior to demolition	Community Development Director or designee.			
<b>CR-12</b>	All excavation activities in any and all areas identified as likely to contain paleontologic resources will be monitored by a qualified paleontologic monitor. Paleontologic monitors must be equipped to salvage fossils as they are unearthed and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt all construction activity to allow removal of abundant or large specimens.	On-going. A paleontological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			
<b>CR-13</b>	All recovered paleontologic specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small specimens shall be conducted. Identification and full curation of all specimens into an established, accredited museum repository with permanent retrievable paleontologic storage is required.	On-going. A paleontological monitor shall be present onsite for all excavation below the modern ground surface.	Community Development Director or designee.			
<b>Geology and Soils</b>						
<b>GS-1</b>	<p>Prior to issuance of a building permit, as per existing City policies, geotechnical studies shall be prepared at the time specific development projects are proposed to address site specific geotechnical considerations. The scope of each geotechnical study is based on the underlying geotechnical conditions of the individual site.</p> <p>Prior to design and construction of any future developments within the project area, a comprehensive geotechnical evaluation, including development-specific subsurface exploration and laboratory testing, shall be conducted. The purpose of the subsurface evaluation is to:</p>	Prior to issuing building permits or to approving the final map, the project proponent shall provide verification of compliance with this measure.	Community Development Director and Director of Public Works or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
	<ol style="list-style-type: none"> <li>1. Further evaluate the subsurface conditions in the area of proposed structures.</li> <li>2. Provide specific data on potential geologic and geotechnical hazards.</li> <li>3. Provide information pertaining to the engineering characteristics of earth materials in the project area.</li> </ol> <p>From this data, recommendations for grading/earthwork, surface, and subsurface drainage, temporary and/or permanent dewatering, foundations, pavement structural sections, and other pertinent geotechnical design considerations will be formulated and shall be included in the grading and building plans for individual developments. General recommendations are as follows.</p> <ol style="list-style-type: none"> <li>1. Seismic Ground Shaking – Measures to prevent risk of loss, injury or death involving seismic ground shaking include constructing new development to the latest adopted building codes. In addition, new development should not be located near active earthquake faults.</li> <li>2. Erosion or Loss of Topsoil – Erosion and sediment control measures shall be implemented as required by the City’s Grading and Water Quality ordinances.</li> <li>3. Where Expansive Soils Exist – Measures for the design of foundations, slabs, flatwork, and other improvements subject to damage from expansive soils.</li> <li>4. For Potential areas of soil subsidence or lateral spreading – measures to prevent subsidence due to dewatering or other groundwater withdrawals, and measures to prevent lateral spreading by appropriate load distribution, foundation construction, pilings, retaining walls or other engineering controls.</li> </ol> <p>Compliance with this measure shall be verified by the Community Development Department.</p>					
GS-2	<p>Detailed geotechnical and hydrology reports shall be prepared prior to any development approval or grading activities. These reports shall specifically address erosion control and surface runoff for both construction and long-term operations on the site. Recommendations contained in these reports to prevent soil erosion, siltation, and debris influx into the drainage system shall be implemented. Compliance with this measure shall be verified with the Community Development Department.</p>	<p>Prior to issuing grading permits, the project proponent shall provide verification of compliance with this measure.</p>	<p>Community Development Director and Director of Public Works or designee</p>			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>Hazards and Hazardous Materials</b>						
<b>HM-1</b>	Consistent with existing federal and state regulations, all construction contractors shall consult with Underground Service Alert and the operators or owners of all underground utility lines in the area prior to and during ground penetration activities to avoid damage to underground utility lines during excavation.	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Director of Public Works or designee.			
<b>HM-2</b>	Construction specifications for future development projects shall include requirements that all accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials shall be handled by the construction contractor in accordance with all existing regulatory requirements	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Director of Public Works or designee.			
<b>Hydrology and Water Quality</b>						
<b>HWQ-1</b>	During construction, future development within the Specific Plan site shall comply with the drainage standards stated in Section 87.1175 of the City of Yucaipa Development Code	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
<b>HWQ-2</b>	As stated in Section 15.12 et. al. Grading and Excavation Code of the City of Yucaipa, prior to grading, the developer must obtain a grading permit for grading, paving, clearing, brushing, grubbing natural or existing grade prior to permit issuance as required by the City's Grading Code, and for adherence to the City of Yucaipa Grading Manual.	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
<b>HWQ-3</b>	No finished slopes greater than 2:1 may be created except beneath a structure where the maximum created slope is limited to 1-1/2:1 or less.	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
<b>HWQ-4</b>	Grading shall be phased so that prompt revegetation or construction will control erosion. Where possible, only those areas which will be built on, resurfaced, or landscaped shall be disturbed	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
<b>HWQ-5</b>	Grading shall be consistent with the City of Yucaipa Grading Manual and required grading permits.	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
HWQ-6	Prior to the issuance of any grading or building permit, all qualifying land development/redevelopment projects shall submit and have approved a stormwater quality management plan (SWQMP) to the City Engineer on a form provided by the City. The SWQMP shall identify all BMPs that will be incorporated into the project to control stormwater and non-stormwater pollutants during and after construction and shall be revised as necessary during the life of the project.	Prior to issuing a grading permit, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
HWQ-7	All construction projects shall install and/or implement appropriate construction and post construction BMPs, as listed in their SWQMP or the California Stormwater Best Management Practice Handbook, to reduce pollutants to the maximum extent practicable or to the extent required by law.	Prior to issuing building permits, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
HWQ-8	Spill containment systems shall consist of a system of dikes, walls, barriers, berms and/or other devices designed to contain the spillage of the liquid contents of the containers stored in them and to minimize the buildup of stormwater from precipitation, and run-on from roof drainage and outside areas. If the spill containment system does not have a roof which covers the entire contained area, the spill containment system shall have the capacity to contain precipitation from at least a twenty-four (24), twenty-five (25) year rainfall event plus ten percent of the total volume of the material stored there or the volume of the largest container, whichever is greater. Spill containment systems shall also be constructed of impermeable and non-reactive materials to the liquids and/or wastes being contained.	Prior to issuing occupancy permits, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
HWQ-9	Spilled and/or leaked materials and/or wastes and any accumulated precipitation shall be removed from the spill containment system in as timely a manner as is necessary to prevent the overflow of the spill containment system. Unless otherwise approved in writing by the City Engineer, all chemicals or wastes discharged within the spill containment system shall be disposed of in accordance with all applicable federal, state, and local rules, regulations, and laws, and shall not be discharged into the public sanitary sewer system, stormwater drainage system or onto the ground.	On-going, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
HWQ-10	The first 0.75 of an inch of runoff from the Specific Plan site shall be filtered according to RWQCB standards before being released from the Specific Plan site.	Prior to issuing building permits, the project proponent shall demonstrate compliance with this measure.	Public Works Director or designee			
<b>Land Use and Planning</b>						
LU-1	Concurrent with approval of the proposed Specific Plan, an Amendment to the General Plan shall be approved by the City Council. This Amendment will not require any changes to the Development Code, as the Specific Plan will become the Zoning (Development) Code for the Specific Plan site.	Concurrent with approval of the specific plan, GPA will be included.	Community Development Director or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
LU-2	Prior to approval of any proposed Specific Plan projects, an Amendment to the General Plan and Zoning Change shall be approved by the City Council	Concurrent with approval of the specific plan, GPA will be included.	Community Development Director or designee.			
<b>Public Services</b>						
PS-1	The proposed school site shall comply with Title 5 of the California Code Regulations, and also Education Code Sections 17210-17217.	Prior to construction	Yucaipa-Calimesa school district.			
PS-2	Prior to the issuance of building permits for the 1,000 <sup>th</sup> residential unit, the Yucaipa-Calimesa Joint Unified School District will make the final determination if a new school is required and if so, whether construction must be completed prior to issuance of occupancy permits for the 1,500 <sup>th</sup> residential unit. Prior to the issuance of building permits for the 1,500 <sup>th</sup> residential unit, the Yucaipa-Calimesa Joint Unified School District will make the final determination if a new school is required and if so, whether construction must be completed prior to issuance of occupancy permits for the 2,500 <sup>th</sup> residential unit.	Prior to issuance of building permits for the 1,000 <sup>th</sup> residential unit the project proponent shall demonstrate compliance with this measure.	Community Development Director or designee.			
PS-3	Applicants of future residential development projects on the Specific Plan site will negotiate a mitigation agreement with the Yucaipa-Calimesa Joint Unified School District, if the School District determines that existing school funding fees are not sufficient to fully mitigate project impacts to schools. The mitigation agreement will be negotiated prior to issuance of building permits.	Prior to the issuance of building permits, the project proponent shall demonstrate compliance with this measure.	Community Development Director or designee.			
<b>Recreation</b>						
R-1	Applicants of future residential projects will pay a development impact fee per dwelling unit using the following formula: Number of dwelling units x occupancy factor x 0.0035 x land value	Prior to issuance of building permits fee payments are verified.	Community Development Director or designee.			
<b>Transportation and Traffic</b>						
T-1	<u>Near-Term 2010</u>  Live Oak Canyon and Outer Highway 10 South <ul style="list-style-type: none"> <li>• Eastbound Approach: Widen and re-stripe to provide one left-turn lane, two through lanes, and one right-turn lane. The through lanes will provide access to future Oak Hills Parkway.</li> <li>• Westbound Approach: Construct "Oak Hills Parkway" to serve the commercial development to major arterial width and provide one left-turn lane, two through lanes, and one right-turn lane.</li> <li>• Construct a traffic signal.</li> </ul>	Prior to issuing occupancy permits, the project proponent shall provide verification of compliance with this measure.	Public Works Director or designee			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>T-2</b>	<p>Oak Glen Road at 14<sup>th</sup> Street/Calimesa Boulevard</p> <ul style="list-style-type: none"> <li>East and West Approaches: Re-stripe roadway to provide two through lanes, one left-turn, and one right-turn lane.</li> <li>North and South approaches: Widen to General Plan width and provide three through lanes northbound to Colorado Street and two through lanes southbound</li> </ul>	Prior to issuing occupancy permits, the project proponent shall provide verification of compliance with this measure.	Public Works Director or designee			
<b>T-3</b>	<p>County Line Road at I-10 EB and I-10 WB ramps</p> <ul style="list-style-type: none"> <li>East and West Approaches: Both eastbound and westbound ramps will be widened to provide one dedicated left- and one dedicated right-turn lane, with a middle shared left-through-right lane.</li> <li>Traffic signals will be installed at each ramp</li> </ul>	Prior to issuing occupancy permits, the project proponent shall provide verification of compliance with this measure.	Public Works Director or designee			
<b>T-4</b>	<p><u>Buildout (2030) with Wildwood Canyon Interchange</u></p> <p>Yucaipa Blvd. At Outer Highway 10 S</p> <ul style="list-style-type: none"> <li>Southbound Approach: Re-stripe roadway to provide one left-turn lane, one through lane, and one right-turn lane, and install Yield sign</li> <li>Westbound Approach: Widen and stripe lane to provide a dedicated free right-turn lane, and install stop sign for the through and left lane</li> </ul>	When CMP LOS indicates deficiencies will occur, the project proponent shall provide verification of compliance with this measure.	Director of Public Works or designee			
<b>T-5</b>	<p>14<sup>th</sup> Street at Avenue E</p> <ul style="list-style-type: none"> <li>Signalize Intersection.</li> <li>Northbound and Southbound Approaches: Widen to provide one left-turn lane and one shared through/right-turn lane.</li> <li>Eastbound and Westbound Approaches: Restripe to provide one left -urn lane and one shared through/right-turn lane.</li> </ul>	When signal warrants are met. Traffic impact fees will provide funding.	Director of Public Works or designee.			
<b>T-6</b>	<p>Live Oak Canyon Road at Outer Highway 10 S</p> <ul style="list-style-type: none"> <li>Southbound Approach: Widen to provide an additional southbound left-turn lane.</li> <li>Westbound Approach: Restripe to provide one left-turn lane, one through lane, one shared through and right-turn lane, and one dedicated right-turn lane.</li> </ul>	When CMP LOS indicates deficiencies will occur, the project proponent shall provide verification of compliance with this measure.	Director of Public Works or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>T-7</b>	Live Oak Canyon at I-10 EB and I-10 WB ramps <ul style="list-style-type: none"> <li>Construction of the Wildwood Canyon Interchange to relieve congestion at Live Oak Canyon/Oak Glen Road On- and Off-ramps, and provide new access to the Specific Plan area.</li> </ul>	When CMP LOS indicates deficiencies will occur, the project proponent shall provide verification of compliance with this measure.	Director of Public Works or designee.			
<b>T-8</b>	Oak Glen Road at Colorado Street <ul style="list-style-type: none"> <li>Signalize the intersection.</li> <li>Southbound Approach: Widen to provide third through lane.</li> <li>Westbound Approach: Re-stripe roadway to provide one dedicated left-turn lane and one right-turn lane.</li> </ul>	When signal warrants are met. Traffic impact fees will provide funding.	Director of Public Works or designee.			
<b>T-9</b>	Oak Glen Road at 14 <sup>th</sup> Street/Calimesa Boulevard  This intersection would be mitigated by the proposed mitigation measures described for the Near-Term (2010) and operate satisfactorily for the buildout year.	Prior to issuance of occupancy permits, the project proponent shall provide verification of compliance with near-term mitigation measures T-1, T-2, and T-3.	Director of Public Works or designee.			
<b>T-10</b>	Wildwood Canyon Road at Colorado Street <ul style="list-style-type: none"> <li>Signalize the intersection.</li> <li>Southbound Approach: Re-stripe to provide dedicated left and right turn lanes.</li> <li>Westbound Approach: Widen to provide two through lanes and one right-turn lane.</li> <li>Eastbound Approach: Provide two through lanes and one left-turn lane.</li> </ul>	When signal warrants are met. Traffic impact fees will provide funding.	Director of Public Works or designee.			
<b>T-11</b>	County Line Road at I-10 EB and WB ramps <ul style="list-style-type: none"> <li>Provide two left turn lanes on eastbound County Line Road to I-10 Westbound On-ramp.</li> <li>Provide a westbound shared right-through lane on County Line Road in addition to a right turn lane to the I-10 Westbound On-ramp.</li> <li>Construction of the I-10/ Wildwood Canyon Road Interchange is also likely to further relieve congestion at these ramps.</li> </ul>	When CMP LOS analysis indicates deficiencies exist. Traffic impacts fees will provide funding.	Director of Public Works or designee.			

	Mitigation Measure	Timing and Method of Implementation	Responsible Party	Verification of Completion		
				Date	Comments	Initial
<b>T-12</b>	County Line Road at Calimesa Boulevard <ul style="list-style-type: none"> <li>Eastbound Approach: Provide 2<sup>nd</sup> left-turn lane to northbound Calimesa Boulevard.</li> </ul>	When CMP LOS analysis indicates deficiencies exist. Traffic impacts fees will provide funding.	Director of Public Works or designee.			
<b>T-13</b>	County Line Road at "East Road" <ul style="list-style-type: none"> <li>Re-stripe the southbound leg to provide one dedicated left-turn lane and one shared through and right-turn lane.</li> </ul>	When CMP LOS analysis indicates deficiencies exist. Traffic impacts fees will provide funding.	Director of Public Works or designee.			
<b>T-14</b>	Proponents of future development projects within the Specific Plan site shall include parking sufficient for the needs of those projects by complying with parking densities indicated in the City of Yucaipa Development Code Chapter 6 Sections 87.0601 through 87.0630. A parking study shall be conducted in the event that the project proponent chooses to deviate from the parking densities provided in the Development Code.	Prior to issuance of building permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director of designee.			
<b>Utilities and Service Systems</b>						
<b>U-1</b>	New development within the Specific Plan site shall comply with the Yucaipa Valley Water District's Strategic Plan.	Prior to issuance of building permits, the project proponent shall provide verification of compliance with this measure.	Community Development Director of designee.			