December 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2000051126

Fairway Canyon TK-5 School

City of Beaumont

Prepared for:

Beaumont Unified School District
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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle to monitor mitigation measures and conditions of approval outlined in the Oak Valley and SCPGA Golf Course Specific Plan No. 318/EIR No.418 (Certified EIR) for the Oak Valley and SCPGA Specific Plan (now known as the Fairway Canyon Specific Plan [Specific Plan]) (Approved Project). The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Beaumont (City) monitoring requirements. Section 21081.6 states:

> (a) When making the findings required by paragraph (1) of subdivision subsection (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
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> > (1) 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. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
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> > (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
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> (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
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> (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction

Mitigation Monitoring and Reporting Program

> over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during implementation of the Approved Project.

The mitigation measures presented below are applicable to the proposed Fairway Canyon TK-5 School Project (Proposed Project).

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
AESTHITICS				
C.7.1A	Development on hillside areas shall be designed to minimize visual impacts from the I-10 and San Timoteo Canyon Road/Oak Valley Parkway, through the use of contour grading to imitate the existing on-site variable slopes.	Prior to construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.7.2A	The design review process for commercial establishments and school facilities shall ensure that no significant light or glare impacts shall result from the proposed project. Specific issues to be evaluated at the time of design review shall include the following: • Proposed exterior lighting and landscaping of parking areas to reduce visible lighting from outside these areas. • Use of shielding on exterior lights to focus light onto the ground. • Proposed architectural materials to ensure that reflective materials are minimized.	Prior to construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.7.2B	The Beaumont Unified School District shall determine lighting and landscape standards on school property, but be encouraged to follow proposed design guidelines to mitigate effects of light and glare.	Prior to construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AIR QUALITY				
C.4.1A	The construction contractor shall select the construction equipment used onsite based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	Prior to and during construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.4.1B	The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines, where such vehicles are available and their use is economically feasible.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.4.1C	The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use over extended periods during the workday. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.	Prior to and during construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.4.1D	The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.4.1E	Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

Mitigation Monitoring and Reporting Program

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	• During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to minimize dust leaving the site, and to create a crust after each day's activities cease • During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to minimize dust leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour. • After clearing, grading, earth moving, or excavation is completed, the on-site areas where dust has collected (e.g., streets, staging areas, etc.) shall be kept clean by picking up accumulated soils until the area is paved or otherwise developed so that dust generation will not occur. • Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to minimize dust generation. • Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be covered.			
C.4.1F	The construction contractor shall utilize, as much as feasible, precoated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.4.2A	The project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards.	During project design	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
GEOLOGY				
C.1.1A	Structures and facilities within the project site shall be designed and constructed to standards mandated by the Uniform Building Code (UBC) in effect at the time of construction for Seismic Zone 4, and/or professional engineering standards appropriate for the level of potential seismic hazard which may occur on site. Conformance with these design standards shall be enforced through building plan review and approval by the Division of State Architect.	Prior to construction related activities	Beaumont Unified School District, Architect, Civil Engineer	Beaumont Unified School District
C.1.1B	Geotechnical investigations and additional seismic analysis shall be conducted in areas where multi-story "Normal-High Risk" and "Essential" land uses are proposed (as identified in the Beaumont General Plan). The findings and results of this analysis shall be incorporated into the design of any such structure or facilities. Any such analysis shall be completed prior to the Beaumont Unified School District's approval of a school campus plan.	Prior to construction related activities	Beaumont Unified School District, Geotechnical Engineer	Beaumont Unified School District

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
C1.2A	The potential for a liquefaction hazard on portions of the proposed project site underlain by alluvium (as designated Qya and Qoa in Figure C.1.3 of EIR No. 418) shall be assessed by a site-specific geotechnical investigation conducted by a registered engineering geologist or registered geotechnical engineer prior to the commencement of construction.	Prior to construction related activities	Beaumont Unified School District, Geotechnical Engineer	Beaumont Unified School District
C1.2B	If a liquefaction hazard is identified, adequate and appropriate measures such as (but not limited to); design foundations in a manner which limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce liquefaction hazards.	Prior to construction related activities	Beaumont Unified School District, Geotechnical Engineer	Beaumont Unified School District
C1.3A	All areas underlain by the San Timoteo Formation or older alluvium, north-facing slopes, steep topography (in excess of 25 percent), and existing landslides shall require a detailed slope stability analysis prior to the issuance of grading permits, demonstrating that manufactured slopes will be stable in post grading conditions and that proposed development will not be at risk of damage due to slope instabilities within natural open space areas.	During construction related activities	Beaumont Unified School District, Geotechnical Engineer	Beaumont Unified School District
C.1.4B	Construction erosion and sediment control plans for minimizing erosion shall be 3. Measures included in individual erosion control plans may include, but shall not be limited to, the following: • Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. • Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. • Structure shall not be sited on or below identified landslides unless slides are stabilized. • The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. • To the extent possible, the amount of cut and fill shall be balanced. • The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices.	Prior to construction related activities	Beaumont Unified School District, Civil Engineer, Construction Contractor	Beaumont Unified School District
C.1.4C	Drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to: • Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. • Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. • Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.	Prior to construction related activities	Beaumont Unified School District, Civil Engineer	Beaumont Unified School District

Mitigation Monitoring and Reporting Program

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	• Disturbed- areas that have been identified as highly erosive shall be (re)vegetated. • Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff. • The landscape scheme for projects within the project site shall utilize drought tolerant plants. • Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized In gullies and active stream channels to reduce erosion.			
C.1.5A	An evaluation of settlement, hydrocompaction and expansion potential of soils shall be conducted prior to the commencement of grading activities.	Prior to construction related activities	Beaumont Unified School District, Geotechnical Engineer	Beaumont Unified School District
C.1.5B	The developer/construction contractor shall implement measures to mitigate potential impacts related to expansive soils and/or subsidence. Such measures shall be reviewed and approved by the Beaumont Unified School District. Mitigation measures may include, but shall not be limited to, the following: • Compressible soils or suitable import soils shall be over excavated and recompacted. • Soils susceptible to hydrocompaction shall be removed or presoaked. • Granular engineered fill shall be placed over in place of expansive soils.	Prior to and during construction related activities.	Beaumont Unified School District, Geotechnical Engineer, Construction Contractor	Beaumont Unified School District
HAZARDS				
D.3.2A	The project applicant shall design and implement a fuel modification program for the interface between developed and natural areas within and adjacent to the proposed project area. Such fuel modification plan shall be subject to approval by the City of Beaumont Fire Department. The fuel modification program shall be achieved through graduated transition from native vegetation to irrigated landscape. The program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the City of Beaumont Fire Department fire prevention standards to protect human lives and property, while preserving as much natural habitat as practicable.	Prior to construction related activities	Beaumont Unified School District	Beaumont Unified School District
D.3.2B	All structures constructed within the Oak Valley SP #318 shall comply with the construction requirements of City of Beaumont Ordinance 1042 and shall be provided with fire-retardant roofing material as described in the Uniform Building Code.	Prior to and during construction related activities	Beaumont Unified School District, Architect	Beaumont Unified School District

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
Hydrology			
C.2.1A The peak discharge of storm water from the Oak Valley SP #318 shall not exceed that which existed prior to project development unless flows are conveyed to an approved flood control facility which has capacity to accept such increased flows.	Prior to construction related activities	Beaumont Unified School District, Civil Engineer	Beaumont Unified School District
C.2.2A Project grading shall implement erosion control measures. Drainage design measures incorporated into the final project design which would minimize long-term erosion impacts include (but are not limited to) the following: • Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainage courses. • Capture of runoff above steep slopes or poorly vegetated areas and conveyance to nearby drainage courses. • Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses. • Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas. • Use of drought tolerant plants and irrigation systems which minimize runoff. • Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels.	During construction related activities	Beaumont Unified School District, Construction Contractor, Civil Engineer	Beaumont Unified School District
C.2.2B Erosion control measures during the construction phase shall include (but are not limited to) the following: • Limit grading disturbance to essential project area. • Limit the extent and duration of ground disturbing activities during and immediately following periods of rainfall, to avoid the potential for erosion which may be accelerated by rain on exposed soils. • Balance, to the extent possible, the amount of cut and fill. • Divert water entering and existing the stie through the placement of interceptor trenches or other erosion control devices. • Spray water on disturbed areas to limit dust generation.	During construction related activities	Beaumont Unified School District, Construction Contractor, Civil Engineer	Beaumont Unified School District
C.2.2C Slopes exposed during grading and/or construction activities shall be revegetated or otherwise stabilized in a timely manner to prevent unnecessary siltation of streambeds and/or drainage facilities. Grading and/or construction contractors shall utilize silt fencing or other erosion control devices/equipment to limit the erosion of on-site soils.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

Mitigation Monitoring and Reporting Program

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C.2.2E Construction and/or grading contractor(s) shall establish and implement a construction Storm Water Pollution Discharge Elimination System issue by the Regional Water Quality Control Board, Santa Ana Region. The NPDES permit will require the implementation of "Best Management Practices" (BMP) to minimize erosion during construction.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
C.2.3A Development within the Oak Valley SP #318 shall comply with applicable provisions of any NPDES permit and the applicable standards and regulations of other responsible agencies.	Prior to and during construction related activities	Beaumont Unified School District, Construction Contractor, Civil Engineer	Beaumont Unified School District
C.2.4A Prior to final approval, detailed drainage/hydrologic studies shall be prepared by the Beaumont Unified School District demonstrating that the school development will be provided with adequate protection from storm water drainage per the adopted standards of the Division of State Architect. Such studies shall also demonstrate that peak, post-development storm flows will be no greater than pre-development levels.	Prior to construction related activities	Beaumont Unified School District, Civil Engineer	Beaumont Unified School District
C.2.4B All on-site flood control and drainage features shall be designed, installed, and maintained in a manner to prevent flooding hazards associated with a 100-year storm.	Prior to construction related activities	Beaumont Unified School District, Construction Contractor, Civil Engineer	Beaumont Unified School District
C.2.4C Drainage features such as grass lined channels and detention basins shall be maintained in a manner which maximizes the efficiency of these drainage facilities. Maintenance may include the control of vegetation and/or the installation of siltation control devices/equipment.	During project operation	Beaumont Unified School District	Beaumont Unified School District
C.2.4E On-site irrigation systems shall be designed, installed, and maintained in a manner as to avoid watering of impermeable surfaces.	During construction related activities.	Beaumont Unified School District, Construction Contractor, Landscape Architect	Beaumont Unified School District
D.2.2C The following water conservation measures are recommended by the State Department of Water Resources for new development to be implemented where feasible in addition to the use of required water-efficient plumbing fixtures. Interior • Supply line pressure: Maintain interior water pressure no greater than 50 pounds per square inch (psi) • Drinking fountains: Equip drinking fountains with self-closing valves. • Hotel rooms: Post conservation reminders in rooms and restrooms. Install thermostatically controlled mixing valves in baths/showers.	Prior to construction related activities	Beaumont Unified School District, Architect, Landscape Architect	Beaumont Unified School District

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	• Restaurants: Use water-conserving models of dishwashers or spray emitters that have been designed for water conservation. • Ultra-low-flush toilets: Install 1.5-gallon per flush toilets in new construction. Exterior • Landscape with low water-using plants, where feasible. • Limit use of lawn to lawn-dependent uses, such as playing fields. When lawn is used, use drought tolerant grasses. • Group plants of similar water use together to reduce over-irrigation of low-water-using plants. • Use mulch extensively in landscaped areas to improve the water-holding capacity of the soil, reducing evaporation and soil compaction. • Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots (e.g., drip irrigation, soil moisture sensors, and automatic irrigation systems) within parks, schools, and commercial area landscaping. • Grade slopes that runoff or surface water is minimized.			
PUBLIC SERVICES				
D.3.1A	The project applicant shall be required to pay established fire protection mitigation fees that are used by the City of Beaumont Fire Department to construct new fire protection facilities or provide facilities in lieu of the fee as approved by the City of Beaumont Fire Department.	Prior to construction related activities	Beaumont Unified School District	Beaumont Unified School District
D.3.2B	All structures constructed within the Oak Valley SP #318 shall comply with the construction requirements of City of Beaumont Ordinance No. 1154, and shall be provided with fire-retardant roofing materials as described in the Uniform Building Code.	During construction related activities	Beaumont Unified School District, Architect	Beaumont Unified School District
D.4.1A	The project applicant shall be required to pay the City of Beaumont established development mitigation fee prior to issuance of certificate of occupancy on any structure for each Phase as they are developed. The fees are for the acquisition and construction of public facilities.	Prior to issuance of certificate of occupancy	Beaumont Unified School District	Beaumont Unified School District
UTILITIES AND SERVICE SYSTEMS				
D7.1A	The developer shall coordinate solid waste disposal requirements with City of Beaumont agencies and area waste haulers to ensure that adequate landfill capacity is available within a reasonable distance of the proposed project.	Prior to construction related activities	Beaumont Unified School District,	Beaumont Unified School District

Mitigation Monitoring and Reporting Program

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D.7.1B	The project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the proposed project on a common schedule as set forth in City of Beaumont Resolution. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.	Prior to construction related activities	Beaumont Unified School District	Beaumont Unified School District
D.7.1.C	All future commercial, school and multi-family residential development within the project site shall comply with AB 1327. Chapter 18, California Solid Waste Resue and Recycling Access Act of 1991. The law requires the provision of adequate area for collecting and loading recyclable materials. Prior to the commencement of construction, the Beaumont Unified School District shall prepare a site plan which includes the final design for recyclable collection and storage area. The storage area for recyclable materials shall comply with City of Beaumont standards.	Prior to construction related activities	Beaumont Unified School District, Architect	Beaumont Unified School District