

**Table 4.2-1
Noble Creek Vistas Specific Plan
Mitigation Monitoring Plan**

Mitigation Measure	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
<u>Traffic and Circulation</u>				
<p>4.7.1 To provide City of Beaumont threshold Level of Service "D" or better, and as applicable, the County threshold Level of Service "C" or better during the peak hours for buildout traffic conditions with the Project, the following off-site intersection improvements are required:</p> <ul style="list-style-type: none"> • In order to achieve County threshold of LOS C at the intersection of Beaumont Avenue (NS) at Cherry Valley Boulevard (EW): • Construct a second through lane for all approaches; • Provide an additional left turn lane for the northbound, southbound, and westbound approaches; • Provide northbound, eastbound, and westbound right turn lanes. • In order to achieve City threshold of LOS D at the intersection of Beaumont Avenue (NS) at 14th Street (EW): • Construct a second westbound through lane; • Provide a second left turn lane for the northbound, southbound and westbound approaches; • Provide a right turn lane for the northbound, southbound, and eastbound approaches. 				
			City of Beaumont Public Works Department.	Prior to the issuance of first Certificate of Occupancy.

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<u>Traffic and Circulation</u> (cont'd)				
4.7.1 (cont'd.)				
<ul style="list-style-type: none"> • <i>In order to achieve City threshold of LOS D at the intersection of Beaumont Avenue (NS) at I-10 Freeway WB Ramps (EW):</i> <ul style="list-style-type: none"> • <i>Restrict 5th Street access to/from Beaumont Avenue;</i> • <i>Construct a loop ramp in the northeast quadrant to provide westbound access onto the I-10 Freeway. This improvement will eliminate the northbound left-turn lane at this location;</i> • <i>Provide a southbound right turn lane;</i> • <i>Provide a shared westbound lane for left and right turns.</i> 				
<ul style="list-style-type: none"> • <i>In order to achieve City threshold of LOS D at the intersection of Beaumont Avenue (NS) at I-10 Freeway EB Ramps (EW):</i> <ul style="list-style-type: none"> • <i>Restrict 4th Street access to/from Beaumont Avenue at this location;</i> • <i>Construct an additional northbound through and right lane;</i> • <i>Construct a second southbound and eastbound left turn lane;</i> • <i>Provide an eastbound free right turn lane.</i> 				
4.7.2 <i>Construct Beaumont Avenue south of Brookside Avenue to the south Project boundary at its ultimate half-section width as a Major highway in conjunction with development.</i>				
4.7.3 <i>Construct Brookside Avenue from the west Project boundary to Beaumont Avenue at its ultimate half-section width as a Secondary highway.</i>				
<u>Traffic and Circulation</u> (cont'd)				

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4.7.4 Construct Cougar Way from Beaumont Avenue to 14th Street at its ultimate cross-section width as a Collector in conjunction with building permits development.	Prior to issuance of building permits	Project Proponent	City of Beaumont Building & Safety Department	Prior to issuance of building permits
4.7.5 Construct 14th Street from Cougar Way to the east Project boundary at its ultimate half-section width as an Arterial highway in conjunction with development.	Prior to issuance of building permits	Project Proponent	City of Beaumont Building & Safety Department	Prior to issuance of building permits
<u>Air Quality</u>				
4.8.1 The following measures shall be included as conditions of Project approval:	Prior to building permits	Project Proponent	City of Beaumont Building & Safety Department	Prior to issuance of building permits
<ul style="list-style-type: none"> • The Project developer(s) shall implement Southern California Edison's "Welcome Home" program or an equivalent individual Project-specific program to provide energy saving components to all dwelling units which could include built-in energy efficient appliances, double glass pane windows, energy-efficient air conditioners, energy efficient lighting, low emission water heaters and wall and attic insulation above Title 24 standards. • All residential buildings shall be oriented from north to south to the greatest extent feasible to ensure the maximum utilization of passive heating from the sun. 				