7.0 MITIGATION MONITORING AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- 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.
- 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.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that 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 project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

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 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 that 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.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Coachella (City) to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this Draft Environmental Impact Report (EIR).

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure. In addition, Table 7.A includes a column in which the City is able to document compliance with each measure for each Tentative Tract Map or other submittal from the project applicant requiring review and approval by the City.

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.1: Aesthetics			
4.1.1 **Photometric Study.** Prior to the approval of any site plans for any phase of development, the applicant shall submit to the City of Coachella (City) a photometric (lighting) study (to include parking areas and access way lights, external security lights, lighted signage, and ball field lighting) providing evidence that the project light sources do not spill over to adjacent off-site properties in accordance with the City's Municipal Code. All project-related outdoor lighting, including but not limited to, street lighting, building security lighting, parking lot lighting, and landscaping lighting shall be shielded to prevent spillover of light to adjacent properties. All ball field lighting shall be fully shielded Shielding requirements and time limits shall be identified on construction plans for each phase of development.	Project Applicant	Prior to the approval of any site plans for any phase of development	
4.2: Agricultural and Forestry Resources			
Although there are potentially significant impacts related to agricultural resources, there are no feasible mitigation measures to reduce these adverse impacts. Refer to Section 4.2, for further discussion.			
4.3: Air Quality			
4.3.1 **Application of Architectural Coatings.** Prior to issuance of any grading permits, the Director of the City of Coachella Public Works Department, or designee, shall verify that construction contracts include a statement specifying that the Construction Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rule 1113 and any other SCAQMD rules and regulations on the use of architectural coatings or high-volume, low-pressure (HVLP) spray methods. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using precoated/natural colored building materials, using water-based or low-volatile organic compounds (VOC) coating, and using coating transfer or spray equipment with high transfer efficiency.	Director of the City of Coachella Public Works Department or designee	Prior to issuance of any grading permits	
4.3.2 **EPA Tier 4-Final Emissions Standards.** The applicant shall make available to the City of Coachella Public Works Director or designee a comprehensive inventory of all off-road construction equipment equal to or greater than 50 horsepower that will be used an aggregate of 40 or more hours during any portion of construction activities for the project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's	City of Coachella Public Works Director or designee	During construction	

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	certified Tier specification, best available control technology (BACT) documentation, and California Air Resources Board (ARB) or SCAQMD operating permit shall be provided on site at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the project shall meet the United States Environmental Protection Agency (EPA) Tier 4–Final emissions standards, and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters.			
4.3.3	**Construction Equipment Maintenance.** Throughout the construction process, general contractors shall maintain a log of all construction equipment maintenance that shows that all construction equipment has been properly tuned and maintained in accordance with manufacturers' specifications.	Construction Contractors	During all construction activities	
4.3.4	**Construction Equipment Operating Optimization.** General contractors shall ensure that during construction operations, trucks and vehicles in loading and unloading queues turn their engines off when not in use. General contractors shall phase and schedule construction operations to avoid emissions peaks and discontinue operations during second-stage smog alerts.	Construction Contractors	During all construction activities	
4.3.5	**Construction Generator Use Minimization.** General contractors shall ensure that electricity from power poles is used rather than temporary diesel- or gasoline-powered generators to the extent feasible.	Construction Contractors	During all construction activities	
4.3.6	**Construction Equipment Idling Minimization.** General contractors shall ensure that all construction vehicles are prohibited from idling in excess of 5 minutes, both on site and off site.	Construction Contractors	During all construction activities	
4.3.7	**Project Operations.** Prior to issuance of any construction permits, the project applicant shall submit for review and approval by the City of Coachella Public Works Director, building plans that incorporate measures such as, but not limited to, the following: **Operational Mitigation Measures (Transportation)** • Provide one electric car charging station for every 10 high-density residences and provisions for electric car charging stations in the garages of all medium-, low-, and ultra-low-density housing. Provide at least two designated parking spots for parking of zero emission vehicles (ZEVs) for car-sharing programs in all employee/worker parking areas.	City of Coachella Public Works Director	Prior to issuance of any construction permits	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
• Provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices at local events, and/or other incentives. • Provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices at local events, and/or other incentives. • Implement a rideshare program for employees at retail/commercial sites. • Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems. • Require the use of 2010 model year emissions-compliant diesel trucks, or alternatively fueled, delivery trucks (e.g., food, retail, and vendor supply delivery trucks) at commercial/retail sites upon project build out. If this is not feasible, consider other measures such as incentives, and phase-in schedules for clean trucks, etc. **Operational Mitigation Measures (Energy Efficiency)** • Design all structures to use passive heating, natural cooling, and reduced pavement to the extent feasible. All residences shall use either high-efficiency or solar hot water systems. • Limit the hours of operation of outdoor lighting in publicly accessible areas. • Install light colored "cool" roofs on all structures and cool pavements throughout the project site. • Require the use of electric/energy-efficient appliances (e.g., stoves) in all residences.			

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	Operational Mitigation Measures (Other) • Require that all Homeowner Association Covenants, Conditions, and Restrictions (CC&Rs) mandate the use of water-based or low VOC cleaning products by all residents. • Provide outlets for electric and propane barbecues in every residence with an outside patio. • Require that all Homeowner Association CC&Rs mandate the use of electric lawn mowers and leaf blowers by all residents. • Require that all Homeowner Association CC&Rs mandate the use of electric or alternatively fueled sweepers with high-efficiency particulate air (HEPA) filters by all residents. • Require the use of electric or alternative fueled maintenance vehicles by all grounds maintenance contractors.			
4.3.8	**Construction Phase Overlap.** Prior to issuance of any construction permits, the City of Coachella Public Works Director shall restrict the timing of construction phasing such that Phases 3 and 4 do not start until the construction of Phases 1 and 2 are completed. Similarly, the construction of Phase 5 shall not start until the construction of Phases 3 and 4 is completed.	City of Coachella Public Works Director	Prior to construction of Phases 3 and 4	
4.4: Biological Resources				
4.4.1	**Desert Tortoise Salvage or Surveys.** The project applicant will retain a qualified biologist to conduct preconstruction surveys for the desert tortoise. If desert tortoises are found, the project applicant shall notify the United States Fish and Wildlife Service (USFWS) 45 days prior to the issuance of any grading permit to allow the USFWS to salvage adult tortoises. If the USFWS is not able to salvage desert tortoise, the project applicant will salvage desert tortoise per current USFWS desert tortoise clearance survey protocol. Construction on the project site would not occur until the tortoises are salvaged.	Project Applicant and the United States Fish and Wildlife Service	45 days prior to the issuance of any grading permit	
4.4.2	**Burrowing Owl Preconstruction Surveys.** The project applicant shall retain a qualified biologist to conduct preconstruction surveys for burrowing owls no less than 14 days prior to any ground-disturbing activities. The preconstruction surveys shall be approved by the City of Coachella Director of Development Services and conducted in accordance with current survey protocols provided in the California Department of Fish and Wildlife	Project Applicant and the City of Coachella Director of Development Services	14 days prior to any ground-disturbing activities	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
(CDFW) Staff Report on Burrowing Owl Mitigation (March 7, 2012).			
4.4.3 **Burrowing Owl Avoidance Measures.** In the event a burrowing owl is found to be present on site during the preconstruction survey, the project applicant shall ensure the following applicable avoidance measures, derived from the guidelines of the Staff Report on Burrowing Owl Mitigation (March 7, 2012), are implemented: • Avoid disturbing occupied burrows during the breeding nesting period, from February 1 through August 31. If burrows are occupied by breeding pairs, an avoidance buffer should be established by a qualified biologist. The size of such buffers is generally a minimum of 300 feet, but may increase or decrease depending on surrounding topography, nature of disturbance, and location and type of construction. The size of the buffer area will be determined by a qualified biologist. Continued monitoring will be required to confirm that the specified buffer is adequate to permit continued breeding activity. • Avoid impacting burrows occupied during the nonbreeding season by migratory or nonmigratory resident burrowing owls • Avoid direct destruction of occupied burrows through chaining (dragging a heavy chain over an area to remove shrubs) or disking • Develop and implement a worker awareness program to increase the on-site worker's recognition of and commitment to burrowing owl protection • Place visible markers near burrows to ensure that equipment and other machinery does not collapse occupied burrows • Do not fumigate, use treated bait, or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur If an occupied burrow is present within the approved development area, the project applicant shall ensure that a clearance mitigation plan is prepared in accordance with the Staff Report and is approved by the CDFW prior to implementation. This plan will specify the procedures for confirmation and exclusion of nonbreeding owls from occupied burrows, followed by subsequent burrow destruction. There shall also be provisions for maintenance and monitoring to ensure that owls do not return prior to	Project Applicant and the California Department of Fish and Wildlife	During the preconstruction survey, prior to implementation	

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	construction. Breeding owls shall be avoided until the breeding cycle is complete.			
4.4.4	**Preconstruction Nesting Bird Survey.** The project site should be cleared of vegetation outside the general bird nesting season (February 1 through August 31) to minimize potential conflicts with the Migratory Bird Treaty Act (MBTA). In the event that vegetation is not removed outside the bird nesting season, a preconstruction nesting bird survey shall be conducted by a qualified biologist 3 days prior to vegetation removal. If nesting birds protected by the MBTA are found, the biologist shall prescribe avoidance measures to be approved by the City of Coachella Director of Development Services, such as a construction buffer, until the nesting activity is concluded. The specific details of these measures depend on such factors as the species, nesting stage, topography, and type of adjacent work. Any specified buffer less than 300 feet will require continued monitoring until nesting is complete to verify its adequacy for preventing nest failure due to construction disturbance.	Project Qualified Biologist and the City of Coachella Director of Development Services	3 days prior to vegetation removal	
4.4.5	**CDFW Section 1602 Streambed Alteration Authorization.** Prior to the issuance of any grading permits, the City of Coachella Director of Development Services shall verify that the project applicant has obtained authorization from the CDFW under Section 1602 of the California Fish and Game Code for the alteration of a streambed. In order to obtain these authorizations, the project applicant shall: • Notify CDFW of the intent to alter the streambed. Issuance of a Streambed Alteration Agreement may require compensatory mitigation, as described below; • Develop and implement a mitigation plan subject to review and approval by the CDFW, the Regional Water Quality Control Board (RWQCB), and the United States Army Corps of Engineers (ACOE); jurisdiction is determined to compensate for the loss of the riparian habitat. Mitigation will require one or more of the following options: (1) on-site creation or enhancement of riparian habitat; (2) off-site creation or enhancement of riparian habitat; and/or (3) participation in an established off-site mitigation bank program or in-lieu fee program. If the mitigation plan includes habitat replacement, it shall identify a success criterion of percent cover of wetland or riparian vegetation equal to or greater than the vegetative cover currently associated with	Project Applicant and the City of Coachella Director of Development Services	Prior to the issuance of any grading permits	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
the existing streambeds (16.6 acres). The following specifies the required components of a jurisdictional habitat restoration and monitoring plan: Prior to the initiation of any construction-related activities, the applicant shall submit a detailed restoration program and restoration site plans for RWQCB and CDFW approval. Mitigation would occur at no less than 1:1 or greater as negotiated with the regulatory agencies. Mitigation opportunities may include restoration, enhancement, or creation of jurisdictional areas. It is currently anticipated that some of the existing dry washes in the project area will be realigned and/or consolidated such that there will be no net loss of total soft-bottom streambed area. Similarly, the acreage of impacted vegetated streambed and adjacent desert dry wash woodland (currently measured at 16.6 acres) will be recreated within the ultimate drainage system, such that there is no net loss of vegetation associated with the streambeds. Refer to Figure 4.4.3 for the conceptual location of the recreated habitat. The Riparian Habitat Restoration, Maintenance and Monitoring Plan shall contain the following items: • **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the applicant, Specialists, and Maintenance Personnel that would supervise and implement the plan shall be specified. • **Site Preparation and Planting Implementation.** Site preparation shall include: (1) protection of existing native species; (2) trash and weed removal; (3) native species salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) temporary irrigation installation (if required); (6) erosion-control measures; (7) seed mix application; and (8) container species planting. • **Schedule.** A schedule shall be developed that includes planting in late fall and early winter, between October 1 and January 30. • **Maintenance Plan/Guidelines.** The Maintenance Plan shall include: (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance (if required); (5) maintenance training; and (6)			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
replacement planting. • **Monitoring Plan.** The Monitoring Plan shall include: (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) performance criteria, as approved by the above-listed resource agencies; (4) monthly reports for the first year and reports every other month thereafter; and (5) annual reports, which shall be submitted to the resource agencies on a yearly basis for 5 years. The applicant shall monitor and maintain the project site for 5 years to ensure successful establishment of habitat within the restored and created areas. • **Long-Term Preservation.** Long-term preservation of the site shall also be outlined in the conceptual Restoration Plan to ensure that the mitigation site is not impacted by future development.			
4.4.6 United States Army Corps of Engineers and Regional Water Quality Control Board Permits. Prior to the issuance of any grading permits, the City of Coachella Director of Development Services shall verify that the project applicant has obtained an Approved Determination, in accordance with the ACOE Regulatory Guidance Letter 08-02 dated June 26, 2008, to verify the preliminary results of ACOE jurisdiction as determined in the Delineation of State and Federal Jurisdictional Waters (RBF Consulting, April 2013). In that case, the applicant shall also demonstrate that Waste Discharge Requirements have been obtained through the Regional Water Quality Control Board (RWQCB), or that a Report of Waste Discharge is not required. In the event the ACOE does assert jurisdiction, then the City of Coachella Director of Development Services shall verify that the project applicant has obtained an Individual Permit, and RWQCB certification through Section 401, if required.	Project Applicant and the City of Coachella Director of Development Services	Prior to the issuance of any grading permits	
4.5: Cultural and Paleontological Resources			
4.5.1 Archaeological and Native American Monitors. Prior to commencement of any grading activity on the project site and consistent with the findings and recommendations of the cultural resources surveys and reports regarding the sensitivity of each area on the project site for cultural resources, the City of Coachella (City) Director of Development Services, or designee, shall retain an archaeological monitor and a Native American monitor to be selected by the City after consultation with interested Tribal and Native American representatives. Both monitors shall be present at the pregrade conference in order to explain the cultural mitigation measures associated	Project Applicant and the City of Coachella City of Coachella Director of Development Services	Prior to commencement of any grading activity on the Phase 1 portion of the Specific Plan site	

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	with the project. Both monitors shall be present on site during all ground-disturbing activities (to implement the project Monitoring Plan) until marine terrace deposits are encountered. Once marine terrace deposits are encountered, archaeological and Native American monitoring is no longer necessary, as the marine deposits are several hundred thousand years old, significantly predating human settlement in this area. The need for archeological and Native American monitors will be determined for future phases of the La Entrada Specific Plan project based on initial cultural survey work conducted for each subsequent phase.			
4.5.2	**Archaeological Monitoring Plan and Accidental Discovery.** Prior to commencement of any grading activity on the project site and consistent with the findings of the cultural resources surveys and reports regarding the sensitivity of each area on the project site for cultural resources, the City of Coachella (City) shall prepare a Monitoring Plan. The Monitoring Plan shall be prepared by a qualified archaeologist and shall be reviewed by the City of Coachella Director of Development Services. The Monitoring Plan will include at a minimum: (1) a list of personnel involved in the monitoring activities; (2) a description of how the monitoring shall occur; (3) a description of frequency of monitoring (e.g., full-time, part-time, spot checking); (4) a description of what resources may be encountered; (5) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a "significant" archaeological site); (6) a description of procedures for halting work on site and notification procedures; and (7) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, or human remains are found during monitoring, work should stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid such resources. Where avoidance is not feasible, the resources shall be evaluated for their eligibility for listing in the California Register of Historical Resources. If a resource is not eligible, avoidance is not necessary. If a resource is eligible, adverse effects to the resource must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to:	Project Applicant, and the City Department of Public Works, and the City of Coachella Director of Development Services	Prior to commencement of any grading activity on the Phase 1 portion of the Specific Plan site	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
excavation of the deposit in accordance with a cultural resource mitigation or data recovery plan that makes provisions for adequately recovering the scientifically consequential information from and about the resource (see California Code of Regulations Title 4(3) Section 15126.4(b)(3)(C)). The data recovery plan shall be prepared and adopted prior to any excavation and should make provisions for sharing of information with Tribes that have requested Senate Bill 18 (SB 18) consultation. The data recovery plan shall employ standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. Results of the study shall be deposited with the regional California Historical Resources Information Center (CHRIS) repository. It shall be the responsibility of the City Department of Public Works to verify that the Monitoring Plan is implemented during project grading and construction. Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a monitoring report to the City of Coachella Director of Development Services and to the San Bernardino Archaeological Information Center summarizing all monitoring/ mitigation activities and confirming that all recommended mitigation measures have been met. The monitoring report shall be prepared consistent with the guidelines of the Office of Historic Preservation's *Archaeological Resources Management Reports (ARMR): Recommended Contents and Format*. The City of Coachella Director of Development Services or designee shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of findings and recommendations.			
4.5.3 **Paleontological Resources Impact Mitigation Program**. Prior to commencement of any grading activity on the project site and consistent with the findings of the paleontological resources surveys and reports regarding the sensitivity of each area on the project site for paleontological resources, the City of Coachella's Director of Development Services, or designee, shall verify that a qualified paleontologist has been retained and	The City of Coachella Director of Development Services	Prior to commencement of any grading activity on site	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
will be on site during all rough grading and other significant ground-disturbing activities in paleontologically sensitive sediments. The paleontologically sensitive sediments that could potentially occur within the Specific Plan site include the fine-grained interbeds of the Ocotillo Formation, the Palm Spring Group, and Lake Cahuilla Sediments. A paleontologist will not be required on site if excavation is only occurring in boulder- and cobble-rich portions of the Ocotillo Formation, Holocene alluvium, or Artificial Fill. Prior to any ground-disturbing activities, the paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP) (1995 and 2010) and should include but not be limited to the following: • Attendance at the pregrade conference in order to explain the mitigation measures associated with the project. • During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation will occur within the sediments that have a High Paleontological Sensitivity rating and on a spot-check basis in sediments that have a Low Sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that will allow for monitoring to be scaled back to part-time as the project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. • The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-			

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	twentieth-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the project disturbance limits that will be accessible throughout the project duration but will also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water. • Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost for the developer. • Identification and curation of specimens into a museum repository with permanent, retrievable storage, such as the San Bernardino County Museum (SBCM). • Preparation of a report of findings with an appended, itemized inventory of specimens. When submitted to the City of Coachella Director of Development Services or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.			
4.5.4	**Human Remains.** Consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the project site, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). With the permission of the City of Coachella, the MLD may inspect the site of the discovery. The MLD shall	The City of Coachella Director of Development Services	Immediately after human remains are encountered, within 48 hours of notification by the NAHC, upon completion of the assessment	

Table 7.A: Mitigation and Monitoring Reporting Program

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	complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Coachella shall consult with the MLD as identified by the NAHC to develop an agreement for the treatment and disposition of the remains. Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report should be submitted to the City of Coachella Director of Development Services and the San Bernardino Archaeological Information Center. The City of Coachella Director of Development Services, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of findings and recommendations.			
4.5.5	**Site Surveys, Record Searches, and Reports for All Phases except Phase 1**. Prior to the submittal for a Tentative Tract Map (TTM) and prior to any site disturbance, grading, or other construction activities in any areas on the project site other than the Phase 1 area, the project applicant will be required to: 1. Prepare a Cultural Resources Survey Report for the area covered by the TTM, which will include the results of a records search, site survey, Native American consultation, and a Sacred Lands File search. The report will describe whether Measures 4.5.1 and 4.5.2 apply to the site disturbance, grading, and construction activities in the area covered by the TTM and/or if additional mitigation is required. The applicant will submit the Report to the City of Coachella Development Services Director for review and approval prior to submittal of the TTM. 2. Prepare a Paleontological Resources Survey Report for the area covered by the TTM which will include the results of a locality search and a site survey. The report will describe whether Measure 4.5.3 applies to the site disturbance, grading, and construction activities in the area covered by the TTM and/or if additional mitigation is required. The applicant	Project Applicant and the City of Coachella Director of Development Services	Prior to the submittal for a TTM and prior to any site disturbance, grading or other construction activities	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
will submit the Report to the City of Coachella Development Services Director for review and approval prior to submittal of the TTM. 3. Prior to any site disturbance, grading, or construction, the project applicant will be required to modify/revise the Mitigation Monitoring and Reporting Program to include any new or modified mitigation measures identified in the Cultural and/or Paleontological Resources Survey Reports and will require the construction contractor to implement those measures in addition to Measures 4.5.1 through 4.5.5.			
4.6: Geology and Soils			
4.6.1 Compliance with Geotechnical Investigations. Prior to approval of any future Tentative Tract Maps, a specific final geotechnical study for each specific planning area shall be completed by the project applicant. These studies shall be submitted for review and approval by the City of Coachella (City) Engineer to ensure that each planning area with future development has been evaluated at an appropriate level of detail by a professional geologist. The location and scope of each final geotechnical report shall be tiered off of the two geotechnical reports prepared for the overall site by Petra Geotechnical Inc., entitled *Updated Geotechnical Investigation Report* (Petra Geotechnical, Inc., January 15, 2007) and the *Preliminary Geotechnical Investigation* (Petra Geotechnical, Inc., April 15, 2013). The final geotechnical report for each planning area shall delineate the precise locations of all active faults and shall determine the appropriate building setbacks and restricted use zones within the planning area. Prior to issuance of grading permits, the City Engineer shall confirm that all grading and construction plans incorporate and comply with the recommendations included in the final specific geotechnical report for each planning area. Design, grading, and construction would adhere to all of the seismic requirements incorporated into the 2010 California Residential Code and 2010 California Building Code (CBC) (or most current building code) and the requirements and standards contained in the applicable chapters of the City of Coachella Municipal Code, as well as appropriate local grading regulations, and the specifications of the project geotechnical consultant, including but not limited to those related to seismic safety, as determined in the final area-specific geotechnical studies prepared in association with all future Tentative Tract Map conditions, subject to review by the Director of Development Services of the City of Coachella Community Development	Project Applicant and the City Engineer and the City Director of Development Services	Prior to approval of any future Tentative Tract Maps, Prior to issuance of grading permits	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
Department, or designee, prior to the issuance of any grading permits. Specifications in the *Preliminary Geotechnical Investigation* (April 15, 2013) are summarized below. • **Grading Plan Review.** Finalized grading and development plans at each Tentative Tract Map submittal shall be reviewed by a qualified geotechnical consultant, and recommendations of the geologist shall be incorporated in the grading and development plans prior to submittal to the City of Coachella for review and approval. • **Building Restriction Zones.** The Preliminary Building Restriction Zones identified in the two overall project geotechnical reports by Petra Geotechnical, Inc., entitled *Updated Geotechnical Investigation Report* (Petra Geotechnical, Inc., January 15, 2007) and the *Preliminary Geotechnical Investigation* (Petra Geotechnical, Inc., April 15, 2013), shall be supplemented with additional mapping and trenching as necessary depending on the developments proposed, area of development, and the scale of maps utilized, particularly in the mapped yellow building restriction zones. Future Tentative Tract Map studies shall be evaluated by a qualified professional geologist to determine whether additional studies are warranted. These subsequent studies shall demonstrate that future development complies with the most current seismic requirements of the CBC and the City of Coachella Municipal Code. • **Excavation.** On-site materials can be excavated with conventional earthmoving equipment. Some pre-ripping may be required in some areas to facilitate excavation where dense to very dense materials occur, including the Palm Spring and Canebrake formations. • **Soils Suitability for Use as Fill and Backfill.** On-site earth materials are generally considered suitable for use as engineered fills in the construction of building pads, roadways, and fill slopes, as long as specifications in the geotechnical report, including specified earthwork adjustments, are incorporated into project design and construction plans. • **Surface Soils.** Surface soil deposits will require removal from all areas			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
planned to receive fill. The estimated depths of removal range from the upper 1–5 feet (ft), with slopewash areas requiring removal of up to 14 ft, and artificial fill requiring possible removal up to 15 ft. • **Erosion.** Measures to reduce the erosion potential of engineered slopes shall include enhanced compaction of fill slope faces, immediate landscaping of slopes at the completion of grading, consideration of jute matting or chemical stabilization if landscaping cannot be established within a reasonable period of time, and the use of geotextile fabrics in the construction of oversteepened fill slopes or slopes subject to erosion. • **Subdrains.** Subdrains will be required in areas underlain by the Palm Spring Formation where the depth of fill exceeds 15 ft. The locations of subdrains shall be determined by the project geotechnical consultant and shall be reviewed and approved by the City Engineer prior to approval of any future Tentative Tract Maps. • **Geotechnical Specifications.** All geotechnical specifications as identified in the *Preliminary Geotechnical Investigation* (April 15, 2013) shall be adhered to, including: ○ Earthwork Specifications, ○ Slope Specifications, ○ Construction Specifications, ○ Post-Grading Considerations, ○ Preliminary Foundation Design Recommendations, ○ Preliminary Retaining Wall Design Recommendations, ○ Preliminary Masonry Block Wall Recommendations, ○ Preliminary Recommendations for Exterior Concrete Flatwork, and ○ Preliminary Pavement Design Specifications, • **Corrosive Materials.** Further soil analysis for corrosive materials by a qualified corrosion engineer is warranted for areas where buried metallic building materials such as copper and ductile iron are planned for the project. In the event that sulfates or corrosive materials are found, recommendations to mitigate corrosive soils shall be provided by the qualified corrosion engineer in order to prevent concrete degradation under structures.			

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.6.2	**California Building Code Compliance and Seismic Standards.** Structures and retaining walls, if proposed, shall be designed in accordance with the seismic regulations as recommended in the CBC. Prior to issuance of any building permits, the project engineer and the City of Coachella Director of Development Services, or designee, shall review site plans and building plans to verify that structural design conforms to the CBC.	Project engineer and the City of Coachella Director of Development Services	Prior to issuance of any building permits	
4.6.3	**Landslides and Slope Stability.** As planning areas are designed and prior to issuance of grading permits, area-specific geotechnical studies shall be completed by a qualified geotechnical engineer and submitted to the City of Coachella for review and approval by the City of Coachella Engineer to identify the potential for landslides and unstable slope conditions within each planning area. Specific attention shall be made to areas with a slope gradient of 30 percent or greater. Specifications by the geotechnical engineers prior to grading may include the construction of stabilization and/or buttress fill slopes or the placement of underground drainage systems that may require maintenance programs to ensure their effectiveness.	Project Applicant and the City of Coachella Engineer	As planning areas are designed and prior to issuance of grading permits	
4.6.4	**Subsidence.** Prior to issuance of grading permits for tentative tract maps or planning areas, area-specific geotechnical studies shall be prepared by the applicant's qualified geotechnical engineer and submitted to the City of Coachella for review and approval by the City of Coachella Engineer. These studies shall include testing for collapsible soils. Laboratory analysis shall be conducted on selected samples to provide a more complete evaluation regarding remediation of potentially compressible and collapsible materials. Where appropriate, these studies shall contain specifications for overexcavation and removal of soil materials susceptible to subsidence, or other measures as appropriate to eliminate potential hazards associated with subsidence. Per the *Preliminary Geotechnical Investigation* (Petra Geotechnical, Inc., dated April 15, 2013), Section 1808.6.2 of the 2010 California Building Code (CBC) specifies that slab-on-ground foundations (floor slabs) resting on expansive soils should be designed in accordance with the Wire Reinforcement Institute (WRI) publication "Design of Slab-on Ground Foundation," which was last updated in 1996. The design procedures outlined in the WRI publication are based on the expansion potential and the weighted plasticity index of the different soil layers existing within the upper 15 feet of each building site. Since the individual lots will be underlain by soil and bedrock materials with variable expansion potentials, final	Project Applicant and the City of Coachella Engineer	Prior to issuance of grading permits for tentative tract maps or planning areas	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
foundation design recommendations shall be provided by the project geotechnical consultant on a lot-by-lot basis and shall be based on the actual expansion potentials and weighted plasticity indices of the soil and bedrock materials underlying each individual lot.			
4.6.5 **Expansive Soils.** As planning areas are designed and prior to issuance of grading permits, area-specific geotechnical studies, including laboratory testing for expansive soils, shall be completed by a qualified geotechnical engineer and submitted to the City of Coachella for review and approval by the City of Coachella Engineer. If expansive soils are found within the area of proposed foundations, geotechnical testing shall be employed such as excavation of expansive soils and replacement with nonexpansive compacted fill, additional remedial grading, utilization of steel reinforcing in foundations, nonexpansive building pads, presoaking, and drainage control devices to maintain a constant state of moisture. In addition to these practices, homeowners shall be advised about maintaining drainage conditions to direct the flow of water away from structures so that foundation soils do not become saturated. Section 1808.6.2 of the 2010 CBC specifies that slab-on-ground foundations (floor slabs) resting on expansive soils shall be designed in accordance with Wire Reinforcement Institute (WRI) publication "Design of Slab-on Ground Foundation (last updated 1996). Individual lots will be underlain by soil and bedrock materials with variable expansion potentials; final foundation design recommendations shall be provided by the project geotechnical consultant on a lot-by-lot basis and shall be based on the actual expansion potentials; and weighted plasticity indices of the soil and bedrock materials underlying each individual lot. During construction, the project engineer shall verify that expansive soil mitigation measures recommended in the final foundation design recommendations are implemented, and the City Building Official shall conduct site inspections prior to occupancy of any structure to ensure compliance with the approved measures.	Project Applicant and the City of Coachella Engineer, City Building Official	As planning areas are designed and prior to issuance of grading permits, During construction	
4.7: Global Climate Change			
4.7.1 **Energy Efficiency and Green Building Standards.** The proposed project shall exceed the most current Title 24 of the California Code of Regulations (CCR) established by the California Energy Commission (CEC) regarding energy conservation and green buildings standards by 20 percent. Building			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
plans prepared for each Tentative Tract Map shall include the following components: • Design to United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED), GreenPoint Rated standard, or better for all new buildings constructed within the La Entrada Specific Plan • Energy-efficient light-emitting diode (LED) lighting and solar photovoltaic lighting fixtures in all common areas of the site • Energy-efficient appliances (ENERGY STAR or equivalent), and high efficiency heating, ventilation, and air conditioning (HVAC) systems in all on-site buildings • Green building techniques that increase building energy efficiency above the minimum requirements of Title 24 • Installation of photovoltaic panels on a minimum of 25 percent of the buildings on site • Utilization of high reflectance materials for paving and roofing materials on residential, commercial, and school buildings			
4.7.2 **Materials Efficiency.** Project plans for each Tentative Tract Map will include the following materials efficiency components: • Materials used for buildings, landscape, and infrastructure will be chosen with a preference for the following characteristics: rapidly renewable; increased recycle content (50 percent or greater); locally sourced materials (within the South Coast Air Basin); utilization of sustainable harvesting practices; and materials with low or no volatile organic compounds (VOCs) off-gassing.			
4.7.3 **Water Conservation and Efficiency Features.** Project plans for each Tentative Tract Map will include the following water efficiency components: • Utilize Drought-tolerant landscaping, nonpotable reclaimed, well, or canal water for irrigation purposes • High-efficiency plumbing fixtures and appliances that meet or exceed			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
the most current CALGreen Code in all buildings on site • Efficient (i.e., "Smart") irrigation controls to reduce water demand on landscaped areas throughout the project • Reduced Restriction of irrigated turf in parks to those uses dependent upon turf areas, such as playing fields and picnic areas • Implement an integrated storm water collection and conveyance system • Dual plumbing within recreation areas, landscaped medians, common landscaped areas, mixed use/commercial areas, and parks to allow the use of reclaimed water when available			
4.7.4 **Landscape Design Features.** Project plans for each Tentative Tract Map will include the following landscape design components: • Community-based food production within the project by planning for community gardens • Native plant species in landscaped areas on the project site • Landscape plant palette that focuses on shading within developed portions of the site and in areas of pedestrian activity • Tree-lined streets to reduce heat island effects • Non-turf throughout the development areas where alternative ground cover can be used, such as artificial turf and/or xeriscaping • Landscape to provide shading of structures within 5 years of building completion			
4.7.5 **Vehicle Priority.** Prior to issuance of any Site Development permits, the Director of the City of Coachella (City) Public Works Department, or designee, shall include prioritized parking for electric vehicles, hybrid vehicles, and alternative fuel vehicles.	City and Coachella Public Works Department	Prior to issuance of any Site Development permits	
4.7.6 **Energy Efficient Street Lights and Traffic Signals.** The City shall identify energy efficient street lights which are currently available and which, when installed, will provide a 10 percent reduction beyond the 2010 baseline energy use for this infrastructure, and shall require the use of this technology in all new development. All new traffic lights installed within the project shall use light-emitting diode (LED) technology.	City and Coachella Public Works Department	During installation of project lighting	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.7.7 **Construction Waste Management Plan.** Prior to issuance of a building permit, the applicant shall submit a Construction Waste Management Plan to the City for review and approval. The plan shall include procedures to recycle and/or salvage at least 50 percent of nonhazardous construction and demolition debris and shall identify materials to be diverted from disposal and whether the materials will be stored on site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculation can be done by weight or volume but must be documented.	Project Applicant and the City of Coachella	During Construction	
4.7.8 **Vehicle Idling Limits.** All commercial and retail development shall be required to post signs and limit idling time for commercial vehicles, including delivery trucks, to no more than 5 minutes. This condition shall be included on future site development plans for review and approval by the City Development Services Director.	Project Applicant	During Project Operations	
4.8: Hazards and Hazardous Materials			
4.8.1 **Hazardous Materials Contingency Plan.** Prior to issuance of grading permits, the Riverside County Fire Chief or designee shall review and approve a hazardous materials contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan, which will be prepared by the project applicant for review and approval by the Director of Development Services, shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Riverside County Department of Public Health (RCDPH). The RCDPH responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations during construction periods. **Disposal of Potentially Hazardous Materials During Construction.** During construction activities, the project applicant shall immediately notify the City of Coachella Building Official and the Riverside County Fire Department (RCFD), Health Hazardous Materials Division, Division Chief, if any unknown substances or potentially hazardous materials are encountered. The County Health Hazardous Materials Division Chief shall determine the appropriate procedures for the handling and disposal of the materials in accordance with local, State, and federal regulations.	Project Applicant, the Riverside County Fire Chief, the City of Coachella Director of Development Services and the Building Official and the Riverside County Fire Department, Health Hazardous Materials Division, Division Chief	Prior to issuance of grading permits, During construction activities	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.8.2 Health and Safety Plan for Soil and Groundwater Disturbance During Construction. Prior to issuance of any grading permits, the project applicant shall submit a Health and Safety Plan to the City of Coachella Building Official for review and approval. The program shall be consistent with local, State, and federal regulations and shall encompass all subsurface soil disturbance and groundwater activities during construction activities. The Health and Safety Plan shall include the following components: • A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures; • The identification of a site health and safety officer; • Methods of contact, phone number, office location, and responsibilities of the site health and safety officer; • Specification that the site health and safety officer shall be contacted immediately by the construction contractor if evidence of soil or groundwater contamination is encountered during site preparation and construction; and • Specification that the Riverside County Fire Department (RCFD) shall be notified if evidence of soil contamination is encountered, and the Regional Water Quality Control Board shall be notified if groundwater contamination is encountered.	Project Applicant and the City of Coachella Building Official	Prior to issuance of any grading permits	
4.9: Hydrology and Water Quality			
4.9.1 Construction General Permit. Prior to issuance of a grading permit, the applicant shall obtain coverage for each phase of the project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002) (Construction General Permit), or subsequent issuance. The applicant shall provide the Waste Discharge Identification Numbers to the City of Coachella Director of Public Works to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for each phase of the project in compliance with the requirements of the Construction General Permit. The SWPPPs shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the	Project Applicant and the City of Coachella Director of Public Works	Prior to issuance of a grading permit	

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.			
4.9.2	**Water Quality Management Plans.** Prior to issuance of grading permits, the applicant shall submit a Final Water Quality Management Plan (WQMP) for each phase of the project to the City of Coachella Director of Public Works for review and approval. The WQMPs shall be consistent with the requirements of the Whitewater River Region Water Quality Management Plan for Urban Runoff (January 2011 or subsequent issuance). Project-specific Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) contained in the Final WQMPs shall be incorporated into final design. The BMPs shall be properly designed and maintained to target pollutants of concern and reduce runoff from the project site. The WQMPs shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance. As detailed in the *Water Quality Assessment Report* (September 2012), Site Design BMPs to be considered and incorporated into the project where feasible include conserving natural areas and minimizing urban runoff, impervious footprint, and directly connected impervious areas. Nonstructural Source Control BMPs to be considered and incorporated into the project where feasible include education/training for property owners, operators, tenants, occupants, or employees; activity restrictions; irrigation system and landscape maintenance; common area litter control; street sweeping of private streets and parking lots; and drainage facility inspection and maintenance. Structural Source Control BMPs to be considered and incorporated into the project where feasible include storm drain inlet stenciling and signage; landscape and irrigation system design; protection of slopes and channels; provision of community car wash racks; provision of wash water controls for food preparation areas; and proper design and maintenance of fueling areas, air/water supply area drainage, trash storage areas, loading docks, maintenance bays, vehicle and equipment wash areas, outdoor material storage areas, and outdoor work areas or processing areas. Treatment Control BMPs to be considered and incorporated into the project where feasible include biofilters (grass swales, grass strips, wetland	Project Applicant and the City of Coachella Director of Public Works	Prior to issuance of grading permits	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
vegetation swales, and bioretention), detention basins (extended/dry detention basins with grass lining and extended/dry detention basins with impervious lining), infiltration BMPs (infiltration basins, infiltration trenches, and porous pavement), wet ponds or wetlands (permanent pool wet ponds and construction wetlands), filtration systems (sand filters and media filters), water quality inlets, hydrodynamic separator systems (hydrodynamic devices, baffle boxes, swirl concentrators, or cyclone separators), and manufactured or proprietary devices.			
4.9.3 **Best Management Practices (BMP) Maintenance and Management Program.** Prior to the issuance of a grading permit, a detailed maintenance and management program for construction and post-construction storm water facilities shall be prepared that includes, but is not be limited to: detailed landscaped design criteria, a detailed plan for the control of vectors indigenous to wetlands, a detailed plan for the control of mosquitos (in addition to a separate Vector Control Program for nonstorm water facilities per Mitigation Measure 4.9.4), and a plan to evaluate the overall health of the facility on a regular schedule and implement any corrective actions necessary to maintain the facility's ability to improve water quality.	Project Applicant and the City of Coachella Director of Public Works	Prior to the issuance of a grading permit	
4.9.4 **Vector Control Program.** Prior to issuance of grading permits, the applicant shall develop a Vector Control Program in coordination with the Coachella Valley Mosquito and Vector Control District. The Vector Control Program shall address control of flies, eye gnats, imported red fire ants, and mosquitos. The vector control program shall include measures such as landscape maintenance, removal of vegetation and landscape clippings, irrigation management, use of desert landscaping, irrigation management, and turf management.	Project Applicant and the Coachella Valley Mosquito and Vector Control District	Prior to issuance of grading permits	
4.9.5 **Hydrology Reports.** Prior to issuance of grading permits, the applicant shall submit a final hydrology report for each phase of the project to the City of Coachella Director of Public Works for review and approval. The hydrology reports shall demonstrate, based on hydrologic calculations, that the project's on-site storm conveyance and retention facilities are designed in accordance with the requirement of the Riverside County Flood Control and Water Conservation District Hydrology Manual.	Project Applicant and the City of Coachella Director of Public Works	Prior to issuance of grading permits	
4.10: Land Use and Planning			
The proposed project would not result in significant adverse impacts related to land use. No mitigation is required.			
4.11: Mineral Resources			
The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation is required.			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.12: Noise			
4.12.1 **Construction Noise.** During construction activities, the Construction Contractor shall implement the following standard noise reduction measures and shall adhere to the City of Coachella's (City) construction noise hours indicated in the City's Municipal Code Sub-Chapter 7.04.070, Construction Activities, as listed below: • The construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west of the site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the west of the site during all project construction. • All construction, maintenance, or demolition activities within the City boundary shall be limited to the following hours: **October 1 through April 30** Monday–Friday: 6:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. **May 1 through September 30** Monday–Friday: 5:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m.	Construction Contractor	During construction activities	
4.12.2 **Noise Reduction at Planning Areas G12, G9, G10, and G11 Along Avenue 50.** The project proponent shall conduct site-specific noise analyses for sensitive receptors within Planning Areas G12, G9, G10, and G11 along Avenue 50 for review and approval by the City of Coachella (City) prior to approval of the Tentative Tract Map. The purpose of these analyses will be to confirm the applicability of the following building upgrades for each	Project Applicant and the City of Coachella	prior to approval of the Tentative Tract Map	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
structure, as well as the location/height of sound walls: • Areas exceeding 70 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) (within 58 feet [ft] from centerline of Avenue 50): 8 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor outdoor areas; • Areas exceeding 65 dBA CNEL (within 120 ft from centerline of Avenue 50): 6 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor areas; • Areas exceeding 60 dBA CNEL (within 256 ft from centerline of Avenue 50): 5 ft sound wall for both ground floor and upper floor outdoor areas; • Structures that would be exposed to exterior noise exceeding 69 dBA CNEL (within 68 ft of Avenue 50 centerline) would require upgrades, such as windows with sound transmission class (STC) ratings of STC-28 or higher; and • Air-conditioning systems are required for residential structures directly adjacent to Avenue 50.			
4.12.3 **Noise Reduction at Planning Areas G6 and G7 Along Avenue 50.** The project proponent shall conduct site-specific noise analyses for sensitive receptors within Planning Areas G6 and G7 along Avenue 50 for review and approval by the City of Coachella (City) prior to approval of the Tentative Tract Map. The purpose of these analyses will be to confirm the applicability of the following building upgrades for each structure, as well as the location/height of sound walls: • Areas exceeding 70 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) (within 54 feet [ft] from centerline of Avenue 50): 8 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor outdoor areas; • Areas exceeding 65 dBA CNEL (within 110 ft from centerline of Avenue 50): 6 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor areas; • Areas exceeding 60 dBA CNEL (within 235 ft from centerline of Avenue 50): 5 ft sound wall for both ground floor and upper floor	Project Applicant and the City of Coachella	prior to approval of the Tentative Tract Map	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
outdoor areas; • Structures that would be exposed to exterior noise exceeding 69 dBA CNEL (within 63 ft of Avenue 50 centerline) would require upgrades, such as windows with sound transmission class (STC) 28 or higher; and • Air-conditioning systems are required for residential structures directly adjacent to Avenue 50.			
4.12.4 Noise Reduction at Planning Areas G5, G8, G19, and G20 Along I-10. The project proponent shall conduct site-specific noise analyses for sensitive receptors within Planning Areas G5, G8, G19, and G20 along I-10 for review and approval by the City of Coachella (City) prior to approval of the Tentative Tract Map. The purpose of these analyses will be to confirm the applicability of the following building upgrades for each structure, as well as the location/height of sound walls: • Areas exceeding 70 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) (within 619 ft from centerline of Interstate 10 [I-10]): 8 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor outdoor areas; • Areas exceeding 65 dBA CNEL (within 1,333 ft from centerline of I-10): 6 ft sound wall for ground level outdoor areas and 5 ft sound wall for upper floor areas; • Areas exceeding 60 dBA CNEL (within 2,871 ft from centerline of I-10): 5 ft sound wall for both ground floor and upper floor outdoor areas; • Structures that would be exposed to exterior noise exceeding 69 dBA CNEL (within 722 ft of I-10 centerline) would require upgrades, such as windows with sound transmission class (STC) 28 or higher; and • Air-conditioning systems are required for residential structures directly adjacent to I-10.	Project Applicant and the City of Coachella	prior to approval of the Tentative Tract Map	
4.13: Population and Housing			
No significant impacts related to population and housing were identified, and no mitigation is required.			
4.14: Public Services and Utilities			
Although there are potentially significant impacts related to public services and utilties, there are no feasible mitigation measures to reduce these adverse impacts. Refer to Section 4.14, for further discussion.			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
4.15: Recreation			
4.15.1 **Parkland**. The Specific Plan will provide a total of 344.7 acres of land for four categories of public and private parks on the Specific Plan site (special use, community, neighborhood, and linear parks). These parks will be located throughout the individual planning areas on the Specific Plan site and will be constructed within each planning area when the development in that planning area is constructed. The parks will be identified on each Tentative Tract Map submitted to the City Director of Development Services.	Project Applicant and the City of Coachella Development Services Director	Prior to the approval of Tentative Tract Maps.	
4.16: Traffic and Circulation			
4.16.1 **Intersection Improvements Existing Plus Phases 1 through 4.** Prior to the approval of each Tentative Tract Map within project Phases 1 through 4, the project applicant shall submit a report that analyzes existing plus traffic generated by the Tentative Tract Map to determine which, if any, of the improvements from the list below is triggered (i.e., necessary to avoid a significant impact). The improvements identified in the report shall be constructed by the project applicant prior to issuance of occupancy permits. Each individual Tentative Tract Map traffic report is required to be approved by the City of Coachella (City) Director of Public Works or designee. The Director of Public Works or designee shall review and approve the improvement plans for these improvements prior to start of construction. . Table 4.16.AC identifies the specific improvements required, project responsibility, and applicable fee programs (local Development Impact Fees [DIFs] or Coachella Valley Association of Governments [CVAG] Transportation Uniform Mitigation Fee TUMF) for the improvements required to mitigate intersection impacts from project Phases 1 through 4 (without Avenue 50 Interchange). As shown in Table 4.16.AC, there are 15 affected intersections where mitigations have been identified. However, mitigation is provided for the six impact locations that are fully within the City of Coachella and for which the City can control when the improvements are constructed. Additionally, there are two intersections adjacent to the project that the project will be constructing (Avenue 50/Street C and Pierce Street/ 52nd Avenue). • **Calhoun Street/50th Avenue:** Install a traffic signal. • **50th Avenue/Tyler Street:** Install a traffic signal and add two northbound left turn lanes, re-stripe the eastbound left turn lane to an	Project Applicant and the City of Coachella Director of Public Works	Prior to the approval of each Tentative Tract Map (TTM) within project Phases 1 through 4	

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
	eastbound left/right turn lane, and add eastbound right overlap phasing. • **Tyler Street/52nd Avenue:** Install a traffic signal. • **Polk Street/50th Avenue:** Install a traffic signal. • **Polk Street/52nd Avenue:** Install a traffic signal. • **Fillmore Street/50th Avenue:** Install a traffic signal. • **Avenue 50/Street C:** Construct the Avenue 50 extension, construct a bridge over the All American Canal, Add a northbound right-turn lane, and a westbound left-turn lane.			
4.16.2	**Intersection Improvements Existing Plus Project Build-out.** The proposed project is conditioned upon the I-10/Avenue 50 Interchange becoming operational (or committed to be operational [i.e., funded and approved]) prior to approval of any Tentative Tract Map in Phase 5. Additionally, the project is conditioned upon the I-10/Avenue 50 Interchange being operational prior to occupancy of any units in Phase 5. Subsequent to construction of the I-10/Avenue 50 Interchange and prior to issuance of occupancy permits for project Phase 5, the project applicant shall submit a report that analyzes the existing plus traffic generated by the TTM to determine which, if any, of the improvements from the list below is triggered (i.e., necessary to avoid a significant impact). The improvements identified in the report shall be constructed by the project applicant prior to issuance of occupancy permits. Each individual TTM traffic report is required to be approved by the City of Coachella (City) Director of Public Works or designee. The Director of Public Works or designee shall review and approve the improvement plans for these improvements prior to start of construction. Table 4.16.AD identifies the specific improvements required, project responsibility, and applicable fee programs (local DIFs or CVAG TUMF) for the improvements required to mitigate intersection impacts from project build-out (with the Avenue 50 Interchange). As shown in Table 4.16.AD, there are 18 affected intersections where mitigations have been identified. However, mitigation is provided for the nine impact locations that are fully within the City of Coachella; therefore, the City can control when the improvements are constructed. Additionally, there are three intersections adjacent or within the project that the project will be constructing (Avenue 50/ 52nd Avenue – Street A, Avenue 50/Street C, and Pierce Street/52nd Avenue).	Project Applicant and the City of Coachella Director of Public Works	Prior to approval of any TTM in Phase 5	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
• **Calhoun Street/50th Avenue:** Install a traffic signal. • **Dillon Road/Vista Del Norte:** Convert to all-way stop control. • **50th Avenue/Tyler Street:** Install a traffic signal. Add two northbound left-turn lanes and restripe eastbound left-turn lane to a shared eastbound left-turn/through/right-turn lane. • **Tyler Street/52nd Avenue:** Install a traffic signal. • **Polk Street/50th Avenue:** Install a traffic signal. • **Polk Street/52nd Avenue:** Install a traffic signal. • **Fillmore Street/50th Avenue:** Install a traffic signal. • **Avenue 50/52nd Avenue – Street A:** Construct the Avenue 50 extension. Install a traffic signal; add a northbound left-turn lane, two northbound through lanes, a shared northbound through/right-turn lane, two southbound left-turn lanes, two southbound through lanes, a shared southbound through/right-turn lane, two eastbound left-turn lanes, a shared eastbound through/right-turn lane, a shared westbound through/left-turn lane, and a westbound right-turn lane. • **Avenue 50/Street C – Street A:** Install a traffic signal; add a northbound through lane, a northbound right-turn lane, two southbound left-turn lanes, a southbound through lane, and a shared westbound left-right turn lane. As part of this intersection improvement, the project needs to construct a bridge over the All American Canal between Avenue 50 and the project			
4.16.3 **Intersection Improvements Year 2035 Plus Project Build-out.** Prior to the issuance of building permits, the project applicant shall pay the appropriate Development Impact Fee (DIF) payment to cover the applicant's fair share of traffic impacts to the citywide street system.[1]	Project Applicant	Prior to the issuance of building permits	
4.16.4 **Intersection Improvements Year 2035 Project Build-out.** Prior to the issuance of building permits, the project applicant shall participate in the CVAG TUMF Program and pay the project's fair share for regional circulation improvements.	Project Applicant	Prior to the issuance of building permits	
4.16.5 **Off-Site Intersection Improvement Impacts.** Improvement plans shall be prepared for each project-related off-site traffic improvement within the City of Coachella and approved by the City Engineer. These plans are subject to	Project Applicant and the City of Coachella City Engineer	During the preparation of Improvement Plans for each project-related	

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	City Verification of Compliance
California Environmental Quality Act (CEQA) review prior to approval by the City Engineer. Improvement plans shall incorporate the following components, as applicable: • Obtain encroachment permit(s) from the applicable jurisdiction(s) for off-site improvements; • Through creative design techniques, where determined feasible and consistent with City policy, modify roadway geometry to reduce potential impacts to existing developed areas (such as reduced lane widths, reduced or eliminated medians, reduced turn lane transition zones, and/or shifting intersection approaches to widen intersection quadrants where associated impacts would be reduced); • Maintain access for existing residences and businesses at all times; • Replace landscaped areas within the affected parcel and along the parcel frontage as applicable; • Assist the affected property owner in restriping affected parking areas and/or reconfiguring affected driveways to avoid or offset improvement-related impacts; and • Compensate the affected property owner based on fair market valuation of the acquired right-of-way (ROW) in accordance with applicable local, State and Federal regulations.		off-site traffic improvement	
4.17: Water Supply			
Impacts on water supply and groundwater were determined to be less than significant, and no mitigation is required.			

[1] *Public Facilities Impact Fee*, June 30, 2009, City of Coachella.

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