

**Exhibit "B"**

**[CEQA Statement of Overriding Considerations]**

## LA ENTRADA SPECIFIC PLAN PROJECT

### Statement of Overriding Considerations

#### 1.0 Introduction

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a proposed project against its significant unavoidable adverse environmental impacts in determining whether to approve the project.

The Guidelines provide the following directives regarding Lead Agencies approving projects with significant unavoidable adverse impacts:

- a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

#### 2.0 Significant Unavoidable Adverse Impacts

The La Entrada Specific Plan Project would result in seven (7) significant unavoidable adverse impacts, described in detail in Section 4.0 of the Draft EIR and Section 5.0 of the Finding of Fact (Exhibit 'A'). These significant unavoidable adverse impacts would remain even with the implementation of the Project Design Features, Standard Conditions, and mitigation measures. These impacts are inherent with the development of the Project and cannot be feasibly mitigated. The City of Coachella City Council has adopted all feasible mitigation measures with respect to these impacts. Although in some instances these mitigation measures may substantially lessen these significant impacts, adoption of the measures will not fully avoid the impacts.

While the proposed mitigation measures would reduce the level of many significant impacts to a less than significant level, the Draft EIR identified the following areas where, after the implementation of feasible mitigation measures, the Project may nonetheless result in impacts that cannot be fully mitigated.

### Project Impacts

**Aesthetics.** The proposed project would result in significant unavoidable adverse impacts related to visual character and quality because there are no feasible mitigation measures to reduce impacts associated with a change in visual character to a less than significant level.

**Agricultural Resources.** Implementation of the proposed project would result in the conversion of State-designated Farmland to a nonagricultural use. Due to the physical design constraints associated with the Avenue 50 alignment through the project site (e.g., the need to cross the Coachella Canal), the loss of approximately 0.025 ac of Prime Farmland and 9.5 ac of Unique Farmland cannot be avoided, and no feasible mitigation is available.

**Air Quality.** Construction activities associated with the proposed project would exceed South Coast Air Quality Management District (SCAQMD) construction emission thresholds for reactive organic gases (ROG), nitrogen oxides (NOX), and carbon monoxide (CO). Operational activities would exceed SCAQMD operational emission thresholds for ROG, NOX, CO, particulate matter less than 2.5 microns in size (PM<sub>2.5</sub>), and particulate matter less than 10 microns in size (PM<sub>10</sub>). Because these impacts cannot be fully mitigated, construction and operation air quality impacts are also considered cumulatively significant.

**Geology and Soils.** Implementation of the proposed project would result in development within an area with known and potentially active earthquake faults (e.g., the San Andreas fault) and would subject that development to strong ground motion. Because these impacts cannot be fully mitigated, earthquake-related impacts are considered significant and unavoidable.

**Global Climate Change.** Implementation of the proposed project would result in the generation of 170,000 metric tons per year (MT/year) of carbon dioxide equivalent (CO<sub>2</sub>e) at the completion of Phases 1 and 2, which is 0.17 million metric tons per year of carbon dioxide equivalent per year (MMT CO<sub>2</sub>e/year). The project will produce 280,000 MT/year of CO<sub>2</sub>e at the completion of Phases 3 and 4, which is 0.28 MMT CO<sub>2</sub>e/year. The total project will produce 560,000 MT/year of CO<sub>2</sub>e at the completion of Phase 5, which is 0.56 MMT CO<sub>2</sub>e/year. GHG emissions generated by the project would exceed the 2020 and 2035 Performance Targets for Tier 4 projects. Because these impacts cannot be fully mitigated, these GHG emission impacts are considered significant and unavoidable.

The proposed project is consistent with the goals in the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy

(SCAG RTP/SCS) of combining transportation and land use elements in order to achieve greenhouse gas (GHG) emissions reduction targets. However, because the proposed project would generate significant amounts of GHG emissions, it would conflict with applicable plans, policies, or regulations adopted to reduce emissions of GHGs to statewide target levels. In addition, the proposed project would make a significant contribution to cumulative GHG impacts.

**Public Services and Utilities.** Development of the proposed project would result in a population increase that would result in additional demands on existing fire, police, and library services. Existing facilities would not be able to meet service or response time goals at project build out. Once new public facilities are constructed, it is anticipated that fire, police, and library services and response times would be met. However, in the interim development phases, impacts to police and fire/emergency services would be significant. The Badlands and Lamb Canyon Sanitary Landfills are anticipated to be closed in 2021 and 2024, respectively, prior to completion of project build out (2045). It is currently undetermined where the solid waste would be rerouted after both landfills serving the project site close. Therefore, subsequent to the closure of these landfills, the proposed project would have a significant adverse impact related to solid waste. The project would also result in a significant unavoidable adverse impact related to wastewater.

**Traffic.** Development of the proposed project would result in the generation of traffic that would affect existing intersections, freeway mainlines, and freeway ramps as follows:

- **Intersections.** Under the existing General Plan level of service (LOS) standard, implementation of the project would result in significant impacts at 14 study area intersections and cause further LOS delays at 4 intersections in the existing year scenario. For Year 2035, the project would result in significant impacts at 3 study area intersections and cause further LOS delays at 61 intersections.
- **Freeway Mainlines.** The addition of project traffic would result in three study area freeway mainline lanes operating at unsatisfactory LOS in the existing baseline plus project build out (with Avenue 50 interchange) scenario. For Year 2035, the project would result in significant impacts at 4 study area freeway mainline lanes and would contribute to further degradation of LOS at 18 study area freeway mainline lanes.
- **Freeway Ramps.** The addition of project traffic would result in one study area freeway ramp location operating at an unsatisfactory LOS in the existing year scenario. Under the existing baseline plus project build out (with the Avenue 50/I-10 interchange) scenario, four study area freeway ramp locations are forecast to operate at unsatisfactory LOS resulting from project-generated traffic. For Year 2035, the project would result in significant impacts at 4 freeway ramp locations and would contribute to further degradation of LOS at 18 study area freeway ramps.

Although payment of fees would reduce impacts associated with traffic LOS on affected roadways, some traffic infrastructure is outside the City's jurisdiction. Because the City

has no control over when and how such improvements to State facilities would be put in place, impacts to the freeway mainline and ramps would remain significant and unavoidable until such improvements are constructed.

In addition to the noted traffic impacts above, potential environmental impacts to air quality, biological resources, hazardous materials, drainage, cultural resources, and noise resulting from construction of off-site intersection improvements within areas outside of current right-of-way may occur with implementation of the off-site intersection improvements. Construction of the improvements contained in Mitigation Measures 4.16.1 and 4.16.2 would require the City or other applicable jurisdiction(s) to conduct preliminary design studies, prepare final design plans, and determine whether or not additional CEQA review is required for each individual improvement. It is anticipated that impacts associated with the future construction of these off-site improvements will be less than significant. However, these off-site improvements will be subject to subsequent CEQA review by the City when determined as necessary, designed, and constructed as dictated by the traffic generated by the land uses covered by each Tentative Tract Map.

In order to approve the La Entrada Specific Plan Project, the City of Coachella City Council must adopt a Statement of Overriding Considerations, pursuant to State CEQA Guidelines Section 15043 and 15093. The statement allows as lead agency to cite a project's general economic, legal, social, technological or other benefits as a justification for choosing to allow the occurrence of specified significant environmental effects that have not been avoided. The statement explains why, in the agency's judgment, the benefits of a project outweigh the unavoidable significant effects.

### 3.0 The Public Benefits of the Proposed Project

CEQA does not require the lead agency to analyze "beneficial impacts" of a proposed project in an EIR. Rather, EIRs are required to focus on potential significant effects on the environment, defined to be "adverse" impacts after the California Supreme Court held that beneficial impacts must also be addressed (see *Wildlife Alive v. Chickering* [1976] Cal. Ed. 190, 206 [132 Cal. Rptr. 377]). Nevertheless, decision-makers benefit from information about project benefits. These benefits can be cited, if necessary, in a Statement of Overriding Considerations.

The City of Coachella has identified the following public benefits with regard to the La Entrada Specific Plan:

- 1) **Promote General Plan Land Use Principals, Policies, and Objectives:** The proposed Project will implement the development of a creatively-designed master planned community that expresses and embodies the City's vision of its future as articulated in the fundamental land use principals, policies, and objectives of the City's General Plan;
- 2) **Update the McNaughton Specific Plan:** The proposed Project provides an update to the previously-approved 1989 McNaughton Specific Plan to consider current and projected market conditions, while maintaining the Plan's underlying concept of comprehensive and cohesive development planning that allows for

the appropriate physical and economic development of the property. The proposed Project will incorporate proper neighborhood design by balancing appropriate land uses, providing for vehicular and pedestrian mobility and enhancement of recreation and open space (in part due to elimination of the golf course in favor of retaining drainage courses and by providing drought tolerant landscaping), thereby reducing anticipated impacts of previous development approvals;

- 3) **Provide a Quality, Livable Community:** The proposed Project will provide a quality, livable community through the implementation of a Specific Plan that will ensure a consistent quality of design, allow for the provision and maintenance of community amenities, and create a collection of cohesive, well-defined neighborhoods that provide residents with a clear sense of place and identity within the diverse fabric of the larger community;
- 4) **Provide a Range of Housing Opportunities:** The proposed Project will provide a range of high-quality housing opportunities by developing a diverse range of housing types that will include very-low density, low-density, medium-density, and high-density residential housing. Such housing will be made available at a variety of price points, responsive to market demand, varying lifestyles, and the developing economic profile of the community;
- 5) **Promote Sustainability:** The proposed Project will promote the concept of sustainable community development by implementing green building practices in the selection of construction materials, the recycling of construction waste, and the use of energy and water efficient building practices. The Project will integrate eco-friendly design approaches that relate to site, landscape, and building design, including optimizing building orientation; implementing shade strategies; and, promoting use of photovoltaic solar arrays on building roofs or parking lot shade structures;
- 6) **Promote Water and Energy Efficiency:** The proposed Project will incorporate energy and water efficient design and technology into the planned residential homes, commercial buildings, and landscaping for the La Entrada Specific Plan development to respect the desert environment and promote sustainable development methods;
- 7) **Conserve Water Resources:** The proposed Project will conserve water resources and reduce demand for potable water within the Specific Plan area by maximizing the use of recycled water where appropriate (including for landscape irrigation); implementing drought-tolerant landscaping; utilizing high-efficiency plumbing fixtures and appliances throughout the project; and, through Project layout that will be able to accommodate an onsite sewer/reclaimed water treatment facility, if necessary, to create non-potable water supplies and utilize canal water for irrigation purposes.
- 8) **Increase Employment Opportunities:** The proposed Project will increase local job opportunities during both the construction and post-construction phases over the 30-year phased buildout. Planned development of approximately 1,500,000

square feet of mixed-use commercial uses, including retail and office space, will provide economic benefits, as well as business and employment opportunities for residents of the local community and surrounding areas;

- 9) **Promote Ease of Navigation:** The proposed Project will create a community that is easy to navigate through careful use of landscape, signage, and entry design based on the Specific Plan's design objectives;
- 10) **Provide Recreational Amenities:** The proposed Project will provide 345 acres of park land for recreation uses, including a regional park site. The planned recreational amenities which will serve the needs of neighborhood residents and others in the City of Coachella and surrounding communities. The proposed Project will result in construction of a mixture of private and public community and neighborhood parks, as well as a special use regional park offering large-scale open areas to accommodate varying community activities, sports facilities, or other commercial activities for public use and a private recreation center for Project residents;
- 11) **Encourage Safe and Efficient Circulation:** The proposed Project will provide a safe and efficient roadway network, linking all internal elements of the planned community with the surrounding area;
- 12) **Encourage Alternative Transportation:** The proposed Project will encourage alternative transportation choices through the creation of a walkable community with well-defined pedestrian linkages between neighborhoods, recreational amenities, schools, and commercial uses; the provision of bike paths; the creation of LSV/NEV linkages; and, the development of multi-purpose trails. High-density and medium-density residential uses located in proximity to transit and mixed-use activity nodes/community cores will reduce dependency on the automobile and encourage the use of alternative transportation;
- 13) **Provide Improved Vehicular Circulation and Emergency Access:** The proposed Project will result in the extension of Avenues 50 and 52 to provide access into the site from existing developed areas to the west and southwest. The proposed Project would extend these streets from their present termini over the Coachella Canal, providing access into the Specific Plan area to create adequate circulation and emergency access for the proposed development and adjacent properties, enhancing public safety for future residents of the area.
- 14) **Promote Community Security:** The proposed Project will promote community security and safety through appropriate outdoor lighting; design concepts such as residents having direct views of the streets and outdoor living spaces; privacy and/or perimeter theme walls; and, encouraging community involvement through the area's master homeowners association;
- 15) **Address Drainage and Water Quality Issues:** The proposed Project will provide adequate drainage, flood control, and water quality improvements that will satisfy applicable local, State, and federal criteria, while respecting and enhancing/preserving natural onsite and offsite drainage functions and features.

Existing drainages onsite will be maintained to provide open space connections for pedestrian and non-motorized mobility along their edges and for the continued conveyance of stormwater;

- 16) **Ensure Provision of Public Services:** The proposed Project will ensure the provision of adequate public services, utilities and infrastructure in a timely manner as development occurs; and,
- 17) **Ensure Provision of School Facilities:** The proposed Project will ensure provision of adequate education facilities within the community, pursuant to applicable school district and State requirements. The Project plans for future development of three elementary schools and one middle school.

## 4.0 Findings

As required by CEQA Statutes, Section 21081 (a)(3) and (b), and CEQA Guidelines Section 15903, the City of Coachella City Council makes the following findings:

- 1) The City of Coachella City Council has considered the impacts of the proposed La Entrada Specific Plan Project as identified and analyzed in the Final EIR. Although there are mitigation measures, Standard Conditions, and Project Design Features that assist in mitigation of the significant unavoidable adverse impacts, as discussed in Section 5.0 of the Findings (Exhibit 'A'), certain impacts cannot be avoided or reduced to below a level of significance. The City Council finds that all feasible changes and alterations, in the form of mitigation measures, Standard Conditions, and Project Design Features, have been incorporated into, or imposed upon, the proposed La Entrada Specific Plan Project.
- 2) The City of Coachella City Council has considered the four (4) Project alternatives to the proposed La Entrada Specific Plan Project, and the additional one (1) alternative which was rejected from further consideration, as identified and analyzed in the Final EIR. Per the criteria State CEQA Guidelines Section 15126.6, which provides specific guidance with regard to the discussion of alternatives in an EIR, the City Council considers this a reasonable range of alternatives to the Project. Based upon this examination, the City of Coachella City Council has determined that none of the alternatives is feasible, based upon Section 7.0 of the Findings; and,
- 3) Based upon the foregoing, the City of Coachella City Council finds that the seventeen (17) areas of Public Benefit related to the proposed La Entrada Specific Plan Project outweigh the Project's significant unavoidable adverse impacts. The Project is consistent with the City's General Plan (with adoption of the proposed General Plan Amendment) and is a substantial improvement over the currently adopted McNaughton Ranch Specific Plan. The project is an improvement over the McNaughton Specific Plan in that it:
  - Includes a reduced number of dwelling units



- Provides for pedestrian connectivity through concentration of densities around mixed use community cores linked with a paseo system
- Retains a substantial portion of the drainages through the site while the McNaughten plan did not specifically retain drainages
- Provides a regional park site
- Eliminates two golf courses, replacing them with soft bottomed drainage courses, a system of public and private parks, and providing drought tolerant desert landscaping.

Therefore, the City of Coachella City Council finds the significant unavoidable adverse impacts acceptable.

**Exhibit "C"**

**[Mitigation Monitoring and Reporting Program]**

## MITIGATION MONITORING AND REPORTING PROGRAM

### MITIGATION MONITORING REQUIREMENTS AND PROCEDURES

The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed development. As stated in Section 21081.6 of the Public Resources Code,

*"...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the primary responsibility for implementing the measures, and the various City of Coachella departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<b>4.1: Aesthetics</b>				
<p><b>4.1.1 Photometric Study.</b> Prior to the issuance of grading permits and/or 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.</p> <p>All ball field lighting shall be fully shielded</p> <p>Shielding requirements and time limits shall be identified on construction plans for each phase of development.</p>	Project Applicant	Prior to the approval of any site plans for any phase of development	Onsite Inspection Plan Check	
<b>4.2: Agricultural and Forestry Resources</b>				
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.				
<b>4.3: Air Quality</b>				
<p><b>4.3.1 Application of Architectural Coatings.</b> Prior to issuance of any building 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 pre-coated/natural colored building materials, using water-based or low-volatile organic compounds (VOC) coating, and using coating transfer or spray equipment with high transfer</p>	Director of the City of Coachella Public Works Department or designee	Prior to issuance of any building permits	Plan Check	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>efficiency.</p> <p>4.3.2 <b>EPA Tier 4-Final Emissions Standards.</b> 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 certified Tier specification, best available control technology (BACT) documentation, and California Air Resources Board (ARB) Portable Equipment Registration Program registration or SCAQMD operating permit shall be provided on site at the time of mobilization of each applicable unit of equipment. From project start to December 31, 2014, all Off-road diesel-powered equipment greater than 50 horsepower 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 CARB-verified diesel particulate filters. Post January 1, 2015, all 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 where to the degree such compliant equipment is available and feasible and off-road equipment greater than 300 horsepower shall be equipped with CARB-verified diesel particulate filters.</p>	<p>City of Coachella Public Works Director or designee</p>	<p>During construction</p>	<p>Onsite Inspection Separate submittal - reports, studies, plans</p>	
<p>4.3.3 <b>Construction Equipment Maintenance.</b> 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.</p>	<p>Construction Contractors</p>	<p>During all construction activities</p>	<p>Onsite Inspection Separate submittal - reports, studies, plans</p>	
<p>4.3.4 <b>Construction Equipment Operating Optimization.</b> General</p>	<p>Construction</p>	<p>During all</p>	<p>Onsite Inspection</p>	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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.</p>	<p>Contractors</p>	<p>construction activities</p>		
<p><b>4.3.5 Construction Generator Use Minimization.</b> General contractors shall ensure that electricity from power poles is used rather than temporary diesel- or gasoline-powered generators to the extent feasible.</p>	<p>Construction Contractors</p>	<p>During all construction activities</p>	<p>Onsite Inspection Separate submittal - reports, studies, plans</p>	
<p><b>4.3.6 Construction Equipment Idling Minimization.</b> General contractors shall ensure that all construction vehicles are prohibited from idling in excess of 5 minutes, both on site and off site.</p>	<p>Construction Contractors</p>	<p>During all construction activities</p>	<p>Onsite Inspection Separate submittal - reports, studies, plans</p>	
<p><b>4.3.7 Project Operations.</b> 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:</p> <p><b>Operational Mitigation Measures (Transportation)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>	<p>City of Coachella Public Works Director</p>	<p>Prior to issuance of any construction permits</p>	<p>Plan Check</p>	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>incentives:</p> <ul style="list-style-type: none"> <li>• Implement a rideshare program for employees at retail/commercial sites.</li> <li>• Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.</li> <li>• 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.</li> </ul> <p><b>Operational Mitigation Measures (Energy Efficiency)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Limit the hours of operation of outdoor lighting in publicly accessible areas.</li> <li>• Install light colored "cool" roofs on all structures and cool pavements throughout the project site.</li> <li>• Require the use of electric/energy-efficient appliances (e.g., stoves) in all residences.</li> </ul> <p><b>Operational Mitigation Measures (Other)</b></p> <ul style="list-style-type: none"> <li>• Require that all Homeowner Association Covenants, Conditions, and Restrictions (CC&amp;Rs) mandate the use of water-based or low VOC cleaning products by all residents.</li> <li>• Provide outlets for electric and propane barbecues in every residence with an outside patio.</li> </ul>				

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> <li>Require that all Homeowner Association CC&amp;Rs mandate the use of electric lawn mowers and leaf blowers by all residents.</li> <li>Require that all Homeowner Association CC&amp;Rs mandate the use of electric or alternatively fueled sweepers with high-efficiency particulate air (HEPA) filters by all residents.</li> <li>Require the use of electric or alternative fueled maintenance vehicles by all grounds maintenance contractors.</li> </ul>				
<p><b>4.3.8 Construction Phase Overlap.</b> 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.</p>	City of Coachella Public Works Director	Prior to construction of Phases 3 and 4	Onsite Inspection Plan Check	
<b>4.4: Biological Resources</b>				
<p><b>4.4.1 Desert Tortoise Salvage or Surveys.</b> 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.</p>	Project Applicant and the United States Fish and Wildlife Service	45 days prior to the issuance of any grading permit	Onsite Inspection Other Agency Permit/Approval	
<p><b>4.4.2 Burrowing Owl Preconstruction Surveys.</b> 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</p>	Project Applicant and the City of Coachella Director of Development Services	14 days prior to any ground-disturbing activities	Onsite Inspection Separate submittal - reports, studies, plans	



**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>current survey protocols provided in the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation (March 7, 2012).</p> <p><b>4.4.3 Burrowing Owl Avoidance Measures.</b> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Avoid impacting burrows occupied during the nonbreeding season by migratory or nonmigratory resident burrowing owls</li> <li>• Avoid direct destruction of occupied burrows through chaining (dragging a heavy chain over an area to remove shrubs) or diskling</li> <li>• Develop and implement a worker awareness program to increase the on-site worker's recognition of and commitment to burrowing owl protection</li> <li>• Place visible markers near burrows to ensure that equipment and other machinery does not collapse occupied burrows</li> </ul>	<p>Project Applicant and the California Department of Fish and Wildlife</p>	<p>During the preconstruction survey, prior to implementation</p>	<p>Onsite Inspection Other Agency Permit/Approval Separate submittal - reports, studies, plans</p>	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> <li>Do not fumigate, use treated bait, or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur</li> </ul> <p>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 construction. Breeding owls shall be avoided until the breeding cycle is complete.</p>				
<p><b>4.4.4 Preconstruction Nesting Bird Survey.</b> 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.</p>	Project Qualified Biologist and the City of Coachella Director of Development Services	3 days prior to vegetation removal	Onsite inspection Separate submittal - reports, studies, plans	
<p><b>4.4.5 CDFW Section 1602 Streambed Alteration Authorization.</b> 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</p>	Project Applicant and the City of Coachella Director of Development Services	Prior to the issuance of any grading permits <u>the issuance of any grading permits</u>	Other Agency Permit/Approval Plan Check Separate submittal - reports, studies, plans	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>authorizations, the project applicant shall:</p> <ul style="list-style-type: none"> <li>Notify CDFW of the intent to alter the streambed. Issuance of a Streambed Alteration Agreement may require compensatory mitigation, as described below;</li> <li>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 the existing streambeds (16.6 acres). The following specifies the required components of a jurisdictional habitat restoration and monitoring plan: <ul style="list-style-type: none"> <li>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</li> </ul> </li> </ul>				

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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.</p> <p>The Riparian Habitat Restoration, Maintenance and Monitoring Plan shall contain the following items:</p> <ul style="list-style-type: none"> <li>• <b>Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.</b> The responsibilities of the applicant, Specialists, and Maintenance Personnel that would supervise and implement the plan shall be specified.</li> <li>• <b>Site Preparation and Planting Implementation.</b> 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.</li> <li>• <b>Schedule.</b> A schedule shall be developed that includes planting in late fall and early winter, between October 1 and January 30.</li> <li>• <b>Maintenance Plan/Guidelines.</b> 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) replacement planting.</li> <li>• <b>Monitoring Plan.</b> 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</li> </ul>				

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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.</p> <ul style="list-style-type: none"> <li>• <b>Long-Term Preservation.</b> 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.</li> </ul>				
<p><b>4.4.6 United States Army Corps of Engineers and Regional Water Quality Control Board Permits.</b> 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.</p>	<p>Project Applicant and the City of Coachella Director of Development Services</p>	<p>Prior to the issuance of any grading permits</p>	<p>Other Agency Permit/Approval Plan Check Separate submittal - reports, studies, plans</p>	
<p><b>4.5: Cultural and Paleontological Resources</b></p>				
<p><b>4.5.1</b></p>	<p><b>Archaeological and Native American Monitors.</b> 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</p>	<p>Prior to commencement of any grading activity on the Phase 1 portion of the Specific Plan site</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>Interested Tribal and Native American representatives. Both monitors shall be present at the pregrade conference in order to explain the cultural mitigation measures associated 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 archaeological 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.</p>				
<p><b>4.5.2 Archaeological Monitoring Plan and Accidental Discovery.</b> 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</p>	<p>Project Applicant, and the City Department of Public Works, and the City of Coachella Director of Development Services</p>	<p>Prior to commencement of any grading activity on the Phase 1 portion of the Specific Plan site</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p>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.</p> <p>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: 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.</p> <p>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</p>				

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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 <i>Archaeological Resources Management Reports (ARMR): Recommended Contents and Format</i>. 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.</p>				
<p><b>4.5.3 Paleontological Resources Impact Mitigation Program.</b> 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 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 Cahuita 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Attendance at the pregrade conference in order to</li> </ul>	<p>The City of Coachella Director of Development Services</p>	<p>Prior to commencement of any grading activity on site</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	



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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>explain the mitigation measures associated with the project.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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-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</li> </ul>				

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<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>Identification and curation of specimens into a museum repository with permanent, retrievable storage, such as the San Bernardino County Museum (SBCM).</li> <li>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.</li> </ul>				
<p><b>4.5.4 Human Remains.</b> 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 complete the inspection within 48 hours of notification</p>	<p>The City of Coachella Director of Development Services</p>	<p>Immediately after human remains are encountered, within 48 hours of notification by the NAHC, upon completion of the assessment</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p>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.</p> <p>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.</p>			Plan Check Separate submittal - reports, studies, plans	
<p><b>4.5.5 Site Surveys, Record Searches, and Reports for All Phases except Phase 1.</b> 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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Prepare a Paleontological Resources Survey Report for the</li> </ol>	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 in any area other than Phase 1	Plan Check Separate submittal - reports, studies, plans	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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 will submit the Report to the City of Coachella Development Services Director for review and approval prior to submittal of the TTM.</p> <p>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.</p>				
<p><b>4.6: Geology and Soils</b></p>				
<p><b>4.6.1 Compliance with Geotechnical Investigations.</b> 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 <i>Updated Geotechnical Investigation Report</i> (Petra Geotechnical, Inc., January 15, 2007) and the <i>Preliminary Geotechnical Investigation</i> (Petra Geotechnical, Inc., April 15, 2013).</p> <p>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</p>	<p>Project Applicant and the City Engineer and the City Director of Development Services</p>	<p>Prior to approval of any future Tentative Tract Maps, Prior to issuance of grading permits</p>	<p>Plan Check Separate submittal - reports, studies, plans</p>	

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<p>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 Department, or designee, prior to the issuance of any grading permits.</p> <p>Specifications in the <i>Preliminary Geotechnical Investigation</i> (April 15, 2013) are summarized below.</p> <ul style="list-style-type: none"> <li>• <b>Grading Plan Review.</b> 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.</li> <li>• <b>Building Restriction Zones.</b> The Preliminary Building Restriction Zones identified in the two overall project geotechnical reports by Petra Geotechnical, Inc., entitled <i>Updated Geotechnical Investigation Report</i> (Petra Geotechnical, Inc., January 15, 2007) and the <i>Preliminary Geotechnical Investigation</i> (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,</li> </ul>				

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<p>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.</p> <ul style="list-style-type: none"> <li>• <b>Excavation.</b> 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.</li> <li>• <b>Soils Suitability for Use as Fill and Backfill.</b> 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.</li> <li>• <b>Surface Soils.</b> Surface soil deposits will require removal from all areas 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.</li> <li>• <b>Erosion.</b> 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.</li> </ul>				

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<ul style="list-style-type: none"> <li>• <b>Subdrains.</b> 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.</li> <li>• <b>Geotechnical Specifications.</b> All geotechnical specifications as identified in the <i>Preliminary Geotechnical Investigation</i> (April 15, 2013) shall be adhered to, including:                         <ul style="list-style-type: none"> <li>o Earthwork Specifications,</li> <li>o Slope Specifications,</li> <li>o Construction Specifications,</li> <li>o Post-Grading Considerations,</li> <li>o Preliminary Foundation Design Recommendations,</li> <li>o Preliminary Retaining Wall Design Recommendations,</li> <li>o Preliminary Masonry Block Wall Recommendations,</li> <li>o Preliminary Recommendations for Exterior Concrete Flatwork, and</li> <li>o Preliminary Pavement Design Specifications,</li> </ul> </li> <li>• <b>Corrosive Materials.</b> 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</li> </ul>				

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<p>order to prevent concrete degradation under structures.</p> <p><b>4.6.2 California Building Code Compliance and Seismic Standards.</b> 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.</p>	<p>Project Engineer and the City of Coachella Director of Development Services</p>	<p>Prior to issuance of any building permits</p>	<p>Plan Check</p>	
<p><b>4.6.3 Landslides and Slope Stability.</b> 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.</p>	<p>Project Applicant and the City of Coachella Engineer</p>	<p>As planning areas are designed and prior to issuance of grading permits</p>	<p>Plan Check Separate submittal - reports, studies, plans</p>	
<p><b>4.6.4 Subsidence.</b> 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.</p> <p>Per the Preliminary Geotechnical Investigation (Petra</p>	<p>Project Applicant and the City of Coachella Engineer</p>	<p>Prior to issuance of grading permits for tentative tract maps or planning areas</p>	<p>Plan Check Separate submittal - reports, studies, plans</p>	



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<p>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 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.</p>				
<p><b>4.6.5 Expansive Soils.</b> 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.</p> <p>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</p>	<p>Project Applicant and the City of Coachella Engineer, City Building Official</p>	<p>As planning areas are designed and prior to issuance of grading permits, During construction</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p>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.</p> <p>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.</p>				
<p><b>4.7: Global Climate Change</b></p>				
<p><b>4.7.1 Energy Efficiency and Green Building Standards.</b> 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 plans prepared for each Tentative Tract Map shall include the following components:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Energy-efficient light-emitting diode (LED) lighting and solar photovoltaic lighting fixtures in all common areas of the site</li> <li>• Energy-efficient appliances (ENERGY STAR or equivalent), and high efficiency heating, ventilation, and air conditioning (HVAC) systems in all on-site buildings</li> <li>• Green building techniques that increase building energy</li> </ul>	<p>Project Applicant and the City of Coachella Engineer, City Building Official</p>	<p>As planning areas are designed and prior to issuance of grading permits, During construction Prior to issuance of a Building Permit</p>	<p>Onsite Inspection Plan Check</p>	

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<p>efficiency above the minimum requirements of Title 24</p> <ul style="list-style-type: none"> <li>• Installation of photovoltaic panels on a minimum of 25 percent of the buildings on site</li> <li>• Utilization of high reflectance materials for paving and roofing materials on residential, commercial, and school buildings</li> <li>• Provide owners and occupants of residential and non-residential structures with energy conservation information and available renewable energy programs and incentives</li> </ul>				
<p><b>4.7.2 Materials Efficiency.</b> Project plans for each Tentative Tract Map will include the following materials efficiency components:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	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	Onsite Inspection Plan Check	
<p><b>4.7.3 Water Conservation and Efficiency Features.</b> Project plans for each Tentative Tract Map will include the following water efficiency components:</p> <ul style="list-style-type: none"> <li>• Utilize Drought-tolerant landscaping, nonpotable reclaimed, well, or canal water for irrigation purposes</li> <li>• High-efficiency plumbing fixtures and appliances that meet or exceed the most current CALGreen Code in all buildings on site</li> <li>• Efficient (i.e., "Smart") irrigation controls to reduce water demand on landscaped areas throughout the project</li> </ul>	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	Onsite Inspection Plan Check	

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<ul style="list-style-type: none"> <li>• Reduced Restriction of irrigated turf in parks to those uses dependent upon turf areas, such as playing fields and picnic areas</li> <li>• Implement an integrated storm water collection and conveyance system</li> <li>• 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</li> </ul>				
<p><b>4.7.4 Landscape Design Features.</b> Project plans for each Tentative Tract Map will include the following landscape design components:</p> <ul style="list-style-type: none"> <li>• Community-based food production within the project by planning for community gardens</li> <li>• Native plant species in landscaped areas on the project site</li> <li>• Landscape plant palette that focuses on shading within developed portions of the site and in areas of pedestrian activity</li> <li>• Tree-lined streets to reduce heat island effects</li> <li>• Non-turf throughout the development areas where alternative ground cover can be used, such as artificial turf and/or xeriscaping</li> <li>• Landscape to provide shading of structures within 5 years of building completion</li> </ul>	Project Applicant and the City of Coachella Engineer, City Building Official	Design Review and landscape plan approval	Onsite Inspection Plan Check	
<p><b>4.7.5 Vehicle Priority.</b> 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.</p>	City of Coachella Public Works Department	Prior to issuance of any Site Development permits	Onsite Inspection Plan Check	

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<p><b>4.7.6 Energy Efficient Street Lights and Traffic Signals.</b> 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.</p>	<p>City of Coachella Public Works Department</p>	<p>Prior to approval of street improvement plans</p>	<p>Onsite Inspection Plan Check</p>	
<p><b>4.7.7 Construction Waste Management Plan.</b> 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 75 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.</p>	<p>Project Applicant and the City of Coachella</p>	<p>During construction</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	
<p><b>4.7.8 Vehicle Idling Limits.</b> 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.</p>	<p>Project Applicant</p>	<p>During Project Operations</p>	<p>Onsite Inspection Plan Check</p>	
<p><b>4.8: Hazards and Hazardous Materials</b></p>				
<p><b>4.8.1 Hazardous Materials Contingency Plan.</b> 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</p>	<p>Project Applicant, the Riverside County Fire Chief, the City of Coachella Director of Development Services and the Building Official and the Riverside</p>	<p>Prior to issuance of grading permits, During construction activities</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p>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.</p> <p><b>Disposal of Potentially Hazardous Materials During Construction.</b> 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.</p>	<p>County Fire Department, Health Hazardous Materials Division, Division Chief</p>			
<p><b>4.8.2 Health and Safety Plan for Soil and Groundwater Disturbance During Construction.</b> 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:</p> <ul style="list-style-type: none"> <li>• A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures;</li> <li>• The identification of a site health and safety officer;</li> <li>• Methods of contact, phone number, office location, and responsibilities of the site health and safety officer;</li> <li>• Specification that the site health and safety officer shall be contacted immediately by the construction contractor if evidence of soil or groundwater contamination is</li> </ul>	<p>Project Applicant and the City of Coachella Building Official</p>	<p>Prior to issuance of any grading permits</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p>encountered during site preparation and construction; and</p> <ul style="list-style-type: none"> <li>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.</li> </ul>				
<b>4.9: Hydrology and Water Quality</b>				
<p><b>4.9.1 Construction General Permit.</b> 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. 2009-0008-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 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.</p>	Project Applicant and the City of Coachella Director of Public Works	Prior to issuance of a grading permit	Onsite Inspection Plan Check Separate submittal - reports, studies, plans	
<p><b>4.9.2 Water Quality Management Plans.</b> 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</p>	Project Applicant and the City of Coachella Director of Public Works	Prior to issuance of grading permits	Onsite Inspection Plan Check Separate submittal - reports, studies, plans	

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<p>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.</p> <p>As detailed in the <i>Water Quality Assessment Report</i> (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.</p> <p>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.</p> <p>Treatment Control BMPs to be considered and incorporated into the project where feasible include biofilters (grass swales, grass strips, wetland 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</p>				



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<p>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.</p>				
<p><b>4.9.3 Best Management Practices (BMP) Maintenance and Management Program.</b> 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 mosquitoes (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.</p>	<p>Project Applicant and the City of Coachella Director of Public Works</p>	<p>Prior to the issuance of a grading permit</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	
<p><b>4.9.4 Vector Control Program.</b> 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 mosquitoes. 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.</p>	<p>Project Applicant and the Coachella Valley Mosquito and Vector Control District</p>	<p>Prior to issuance of grading permits</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	
<p><b>4.9.5 Hydrology Reports.</b> 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.</p> <p>a) <u>Flood protection measures shall comply with</u></p>	<p>Project Applicant and the City of Coachella Director of Public Works</p>	<p>Prior to issuance of grading permits (final hydrology report, flood control plans, Conditional Letter of Map Revision, CVWD Agreement, final</p>	<p>Onsite Inspection Plan Check Separate submittal - reports, studies, plans</p>	

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<p><u>California Drainage Law and provide that Stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with pre-development conditions.</u></p> <p>b) <u>The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any CVWD-approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.</u></p> <p>c) <u>Prior to issuance of grading permits, the developer shall:</u></p> <ul style="list-style-type: none"> <li>a. <u>Provide CVWD with flood control plans that incorporate the required mitigation measures to protect existing CVW facilities, and satisfy all applicable regulations and standards.</u></li> <li>b. <u>Obtain a Conditional Letter of Map Revision (CLOMR) through FEMA.</u></li> <li>c. <u>Execute an agreement with CVWD which shall include provisions outlined in CVWD Ordinance No. 1234.1.</u></li> <li>d. <u>Submit to CVWD a Flood Control Facility Operations and Maintenance Manual for review and approval.</u></li> <li>e. <u>Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to CVWD.</u></li> <li>f. <u>Submit final construction plans for the</u></li> </ul>		<p>construction plans for flood control)</p> <p>Prior to occupancy (Letter of Map Revision)</p> <p>Completion of construction of flood control facilities (as built plans)</p>		

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<p>proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.</p> <p>d) Prior to occupancy, the developer shall:</p> <ul style="list-style-type: none"> <li>a. Obtain a Letter of Map Revision (LOMR) through FEMA.</li> <li>b. At completion of the construction of flood control facilities, submit 'as built' topography, construction drawings and engineering analysis for CVWD review to verify that the design capacity is adequate." </li></ul>				
<p><b>4.10: Land Use and Planning</b></p>				
<p>The proposed project would not result in significant adverse impacts related to land use. No mitigation is required.</p>				
<p><b>4.11: Mineral Resources</b></p>				
<p>The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation is required.</p>				
<p><b>4.12: Noise</b></p>				
<p><b>4.12.1 Construction Noise.</b> 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:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>• 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.</li> </ul>	Construction Contractor	During construction activities	Onsite Inspection Plan Check	

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<ul style="list-style-type: none"> <li>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.</li> <li>All construction, maintenance, or demolition activities within the City boundary shall be limited to the following hours:                             <ul style="list-style-type: none"> <li><b>October 1 through April 30</b> 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.</li> <li><b>May 1 through September 30</b> 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.</li> </ul> </li> </ul>				
<p><b>4.12.2 Noise Reduction at Planning Areas G12, G9, G10, and G11 Along Avenue 50.</b> 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 structure, as well as the location/height of sound walls:</p> <ul style="list-style-type: none"> <li>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;</li> <li>Areas exceeding 65 dBA CNEL (within 120 ft from centerline of Avenue 50): 6 ft sound wall for ground</li> </ul>	Project Applicant and the City of Coachella	Prior to approval of a Tentative Tract Map which includes Planning Areas G12, G9, G10, and G11.	Onsite Inspection Plan Check Separate submittal - reports, studies, plans	

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<p>level outdoor areas and 5 ft sound wall for upper floor areas;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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</li> <li>• Air-conditioning systems are required for residential structures directly adjacent to Avenue 50.</li> </ul>				
<p><b>4.12.3 Noise Reduction at Planning Areas G6 and G7 Along Avenue 50.</b> 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:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• Areas exceeding 60 dBA CNEL (within 235 ft from centerline of Avenue 50): 5 ft sound wall for both ground floor and upper floor outdoor areas;</li> </ul>	Project Applicant and the City of Coachella	Prior to approval of a Tentative Tract Map which includes Planning Areas G6 and G7.	Onsite Inspection Plan Check Separate submittal - reports, studies, plans	

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<ul style="list-style-type: none"> <li>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</li> <li>Air-conditioning systems are required for residential structures directly adjacent to Avenue 50.</li> </ul>				
<p><b>4.12.4 Noise Reduction at Planning Areas G5, G8, G19, and G20 Along I-10.</b> 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:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>Air-conditioning systems are required for residential structures directly adjacent to I-10.</li> </ul>	Project Applicant and the City of Coachella	Prior to approval of the any Tentative Tract Map which includes Planning Areas G5, G8, G19, and G20.	Onsite Inspection Plan Check Separate submittal - reports, studies, plans	

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<b>4.13: Population and Housing</b>				
No significant impacts related to population and housing were identified, and no mitigation is required.				
<b>4.14: Public Services and Utilities</b>				
Although there are potentially significant impacts related to public services and utilities, there are no feasible mitigation measures to reduce these adverse impacts. Refer to Section 4.14, for further discussion.				
<b>4.15: Recreation</b>				
<p><b>4.15.1 Parkland.</b> 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.</p>	Project Applicant and the City of Coachella Development Services Director	Prior to the approval of Tentative Tract Maps.	Onsite Inspection Plan Check	
<b>4.16: Traffic and Circulation</b>				
<p><b>4.16.1 Intersection Improvements Existing Plus Phases 1 through 4.</b> 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</p>	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	Plan Check Separate submittal - reports, studies, plans	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>Valley Association of Governments [CVAG] Transportation Uniform Mitigation Fee (UMF) 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 interchanges adjacent to the project that the project will be constructing (Avenue 50/Street C and Pierce Street/52nd Avenue).</p> <ul style="list-style-type: none"> <li>• Calhoun Street/50th Avenue: Install a traffic signal.</li> <li>• 50th Avenue/Tyler Street: Install a traffic signal and add two northbound left turn lanes, re-stripe the eastbound left turn lane to an eastbound left/right turn lane, and add eastbound right overlap phasing.</li> <li>• Tyler Street/52nd Avenue: Install a traffic signal.</li> <li>• Polk Street/50th Avenue: Install a traffic signal.</li> <li>• Polk Street/52nd Avenue: Install a traffic signal.</li> <li>• Fillmore Street/50th Avenue: Install a traffic signal.</li> <li>• 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.</li> </ul>				
<p><b>4.16.2 Intersection Improvements Existing Plus Project Build-out.</b> 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.</p>	Project Applicant and the City of Coachella Director of Public Works	Prior to approval of any TTM in Phase 5	Plan Check Separate submittal - reports, studies, plans	



**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<p>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).</p> <ul style="list-style-type: none"> <li>• Calhoun Street/50th Avenue: Install a traffic signal.</li> <li>• Dillon Road/Vista Del Norte: Convert to all-way stop control.</li> <li>• 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.</li> <li>• Tyler Street/52nd Avenue: Install a traffic signal.</li> <li>• Polk Street/50th Avenue: Install a traffic signal.</li> <li>• Polk Street/52nd Avenue: Install a traffic signal.</li> </ul>				

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> <li>• Fillmore Street/50th Avenue: Install a traffic signal.</li> <li>• 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.</li> <li>• 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</li> </ul>				
<p><b>4.16.3 Intersection Improvements Year 2035 Plus Project Build-out.</b> 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.<sup>1</sup></p>	Project Applicant	Prior to the issuance of building permits	Plan Check	
<p><b>4.16.4 Intersection Improvements Year 2035 Project Build-out.</b> 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.</p>	Project Applicant	Prior to the issuance of building permits	Plan Check	
<p><b>4.16.5 Off-Site Intersection Improvement Impacts.</b> 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 California Environmental Quality Act (CEQA) review prior to approval by the City Engineer. Improvement plans shall incorporate the following components, as applicable:</p>	Project Applicant and the City of Coachella City Engineer	During the preparation of Improvement Plans for each project-related off-site traffic improvement	Plan Check	

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	City Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> <li>• Obtain encroachment permit(s) from the applicable jurisdiction(s) for off-site improvements;</li> <li>• 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);</li> <li>• Maintain access for existing residences and businesses at all times;</li> <li>• Replace landscaped areas within the affected parcel and along the parcel frontage as applicable;</li> <li>• Assist the affected property owner in restriping affected parking areas and/or reconfiguring affected driveways to avoid or offset improvement-related impacts; and</li> <li>• 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.</li> </ul>				
<p><b>4.17: Water Supply</b></p>				
<p>Impacts on water supply and groundwater were determined to be less than significant, and no mitigation is required. Refer to Draft EIR Section 4.17 and Appendix M.</p>				

<sup>1</sup> Public Facilities Impact Fee, June 30, 2009, City of Coachella