

EXHIBIT B Mitigation Monitoring and Reporting Program Table

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Aesthetics	d. Would the Project result in the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<p>MM-AES-1 <u>Photometric Study</u>. Prior to the approval of any Site Plans for any phase of development, the applicant shall submit to the City of Coachella (City) a photometric (lighting) study (to include parking areas and access way lights, external security lights, lighted signage, and ball field lighting) providing evidence that the project light sources do not spill over to adjacent off-site properties in accordance with the City's Municipal Code. All Project-related outdoor lighting, including but not limited to, street lighting, building security lighting, parking lot lighting, and landscaping lighting shall be shielded to prevent spillover of light to adjacent properties.</p> <p>Shielding requirements and time limits shall be identified on construction plans for each phase of development.</p>	Prior to the approval of any permits for lighting.	Planning Division and Building Division.	Plan check and on-site inspection.	
Air Quality & Greenhouse Gas	a. Would the Project conflict with or obstruct implementation of the applicable air quality plan?	<p>MM-AQ-1 Prior to the issuance of a grading permit, the Project applicant shall indicate on the grading plan areas that will be graded and shall not allow any areas more than 5 acres to be disturbed on a daily basis. Said plan shall clearly demarcate areas to be disturbed and limits 5 acres and under.</p>	MM-AQ-1 Prior to the issuance of a grading plan.	MM-AQ-1 Public Works Department.	MM-AQ-1 Plan check.	

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		<p>than 300 horsepower shall be equipped with diesel particulate filters.</p> <p>MM-AQ-4 <u>Application of Architectural Coatings.</u> Prior to issuance of any grading permits, the Director of the City of Coachella Public Works Department, or designee, shall verify that construction contracts include a statement specifying that the Construction Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rule 1113 and any other SCAQMD rules and regulations on the use of architectural coatings or high volume, low-pressure (HVLP) spray methods. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using precoated/natural colored building materials, using water-based or low-volatile organic compounds (VOC) coating, and using coating transfer or spray equipment with high transfer efficiency.</p> <p>MM-AQ-5 <u>Construction Equipment Maintenance.</u> 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. This</p>	<p>MM-AQ-4 <i>Prior to the issuance of grading permits.</i></p> <p>MM-AQ-5 <i>Throughout the construction process.</i></p>	<p>MM-AQ-4 <i>Public Works Department.</i></p> <p>MM-AQ-5 <i>Public Works Department.</i></p>	<p>MM-AQ-4 <i>Plan check.</i></p> <p>MM-AQ-5 <i>On-site inspection.</i></p>	

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		<p>condition shall be included in development plan specifications.</p> <p>MM-AQ-6 <u>Construction Equipment Operating Optimization.</u> General contractors shall ensure that during construction operations, trucks and vehicles in loading and unloading queues turn their engines off when not in use. General contractors shall phase and schedule construction operations to avoid emissions peaks and discontinue operations during second-stage smog alerts. This condition shall be included in development plan specifications.</p> <p>MM-AQ-7 <u>Construction Generator Use Minimization.</u> General contractors shall ensure that electricity from power poles is used rather than temporary diesel- or gasoline-powered generators to the extent feasible. This condition shall be included in development plan specifications.</p> <p>MM-AQ-8 <u>Construction Equipment Idling Minimization.</u> General contractors shall ensure that all construction vehicles are prohibited from idling in excess of 5 minutes, both on site and off site. This condition shall be included in development plan specifications.</p>	<p>MM-AQ-6 <i>During construction.</i></p> <p>MM-AQ-7 <i>During construction.</i></p> <p>MM-AQ-8 <i>During construction.</i></p>	<p>MM-AQ-6 <i>Public Works Department.</i></p> <p>MM-AQ-7 <i>Public Works Department.</i></p> <p>MM-AQ-8 <i>Public Works Department.</i></p>	<p>MM-AQ-6 <i>On-site inspection.</i></p> <p>MM-AQ-7 <i>On-site inspection.</i></p> <p>MM-AQ-8 <i>On-site inspection.</i></p>	

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		<p>MM-AQ-9 <u>Construction Phase Overlap.</u> Prior to issuance of any construction permits, the City of Coachella Public Works Director shall restrict the timing of construction phasing in order to assure that thresholds are not exceeded.</p> <p>MM-AQ-10 <u>Construction Waste Management Plan.</u> Prior to issuance of a building permit, the applicant shall submit a Construction Waste Management Plan. 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 would 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>MM-AQ-11 Project shall improve the pedestrian network by incorporating sidewalks and paseos within the property.</p> <p>MM-AQ-12 <u>Project Operations.</u> 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</p>	<p>MM-AQ-9 <i>Prior to issuance of any construction permits.</i></p> <p>MM-AQ-10 <i>Prior to issuance of a building permit.</i></p> <p>MM-AQ-11 <i>During any improvement project.</i></p> <p>MM-AQ-12 <i>Prior to issuance of any construction permits.</i></p>	<p>MM-AQ-9 <i>Public Works Department.</i></p> <p>MM-AQ-10 <i>Building Division.</i></p> <p>MM-AQ-11 <i>Planning Division.</i></p> <p>MM-AQ-12 <i>Public Works Department.</i></p>	<p>MM-AQ-9 <i>Plan check.</i></p> <p>MM-AQ-10 <i>Plan check.</i></p> <p>MM-AQ-11 <i>Plan check.</i></p> <p>MM-AQ-12 <i>Plan check.</i></p>	

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		<p>incorporate measures such as, but not limited to, the following:</p> <p>Operational Mitigation Measures (Materials Efficiency):</p> <ul style="list-style-type: none"> • Project plans for each Tentative Tract Map will include the following materials efficiency components. Materials used for buildings, landscape, and infrastructure will be chosen with a preference for the following characteristics: <ul style="list-style-type: none"> ○ 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. <p>Operational Mitigation Measures (Transportation):</p> <ul style="list-style-type: none"> • Provide one electric car charging station for every 10 high-density residences and provisions for electric car charging stations in the garages of all residential dwellings as required by the California Energy Commission. Provide at least two designated parking spots for parking of zero emission vehicles (ZEVs) for car-sharing programs in all employee/worker parking areas. 				

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		<ul style="list-style-type: none"> • Provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices at local events, and/or other incentives. • Implement a rideshare program for employees at retail/commercial sites. • Create local “light vehicle” networks, such as neighborhood electric vehicle (NEV) systems. • Require the use of the most recent 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 (at the time of operations). If this is not feasible, consider other measures such as incentives, and phase-in schedules for clean trucks, etc. • 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>Operational Mitigation Measures (Landscaping). Project plans shall include following landscaping components:</p> <ul style="list-style-type: none"> • The Project shall require landscaping and irrigation that reduces outside water demand by at least 20%. 				

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		<ul style="list-style-type: none"> • The Project shall require that at least 2,406 new trees are planted on-site (approximately 2 trees per residential unit and 25 trees per acre of parks). • The Project shall include Landscape Design Features that will be reflected on the Project plans for each Tentative Tract Map, and will include the following landscape design components: <ul style="list-style-type: none"> ○ Community-based food production within the Project by planning for community gardens; ○ Native plant species in landscaped areas; ○ A landscape plant palette that focuses on shading within developed portions of the site and in areas of pedestrian activity. ○ Tree-lined streets to reduce heat island effects; ○ Non-turf throughout the development areas where alternative ground cover can be used, such as artificial turf and/or xeriscaping; and ○ Landscaping that provides shading of structures within 5 years of building completion. <p>Operational Mitigation Measures (Water Conservation and Efficiency Features). Project plans for each Tentative Tract Map will shall include following water efficiency components:</p> <ul style="list-style-type: none"> • Drought-tolerant landscaping, non-potable reclaimed, well, or canal water for irrigation purposes; 				

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		<ul style="list-style-type: none"> • High-efficiency plumbing fixtures and appliances that meet or exceed the most current CALGreen Code in all buildings on site; • Efficient (i.e., “Smart”) irrigation controls to reduce water demand on landscaped areas throughout the Project; • Restriction of irrigated turf in parks to those uses dependent upon turf areas, such as playing fields and picnic areas; • An integrated storm water collection and conveyance system; and • 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. <p>Operational Mitigation Measures (Energy Efficiency). Project plans for each Tentative Tract Map will include the following energy efficiency components:</p> <ul style="list-style-type: none"> • 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 Project; • Energy-efficient light-emitting diode (LED) lighting and solar photovoltaic lighting fixtures in all common areas of the site; 				

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		<ul style="list-style-type: none"> • Energy-efficient appliances (ENERGY STAR or equivalent), and high efficiency heating, ventilation, and air conditioning (HVAC) systems in all on-site buildings; • Green building techniques that increase building energy efficiency above the minimum requirements of Title 24; • Installation of photovoltaic panels on a minimum of 25 percent of the buildings on site, or as required by the California Energy Commission in year 2020; and • Utilization of high reflectance materials for paving and roofing materials on residential, commercial, and school buildings <p>Operational Mitigation Measures (Other)</p> <ul style="list-style-type: none"> • Require the use of electric or alternative fueled maintenance vehicles by all grounds maintenance contractors. • 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 of Coachella Director of Development Services. • The City shall identify energy efficient street lights which are currently 				

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		<p>available and which, when installed, would 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 site shall use light emitting diode (LED) technology.</p> <p>MM-AQ-13 The Project (and subsequent projects within the Specific Plan) shall score a minimum of 100 points on the "Development Review Checklist" contained in the City's CAP.</p>	<p>MM-AQ-13 Prior to issuance of a building permit.</p>	<p>MM-AQ-13 Planning Division.</p>	<p>MM-AQ-13 Plan check - Separate submittal - reports, studies, plans.</p>		
	<p>b. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>See MM-AQ-1 through MM-AQ-13, above.</p>					
	<p>d. Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>See MM-AQ-1 through MM-AQ-10, above.</p>					
	<p>e. Would the Project create objectionable odors affecting a substantial number of people?</p>	<p>See MM-HYDRO-1, below.</p>					
	<p>f. Would the Project generate greenhouse gas emissions, either directly or indirectly, that</p>	<p>See MM-AQ-1 through MM-AQ-13, above.</p>					

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	may have a significant impact on the environment?					
Biological Resources	<p>Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>MM-BIO-1 To avoid any potential impact to nesting birds and other protected species, including those protected by the Migratory Bird Treaty Act, construction of the Project shall occur outside of the breeding season (February 1 through September 15). As long as trees, shrubs, and herbaceous vegetation with the potential to support nesting birds is removed from September 16 to January 31 (outside of the nesting season), then no further actions are required.</p> <p>Where the nesting season (February 1 to September 15) cannot be avoided during construction, a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation removal, demolition activities, and grading. The survey area shall include the Project site and an appropriate buffer (consistent with the Migratory Bird Treaty Act) around the site. Any active nests identified shall have an appropriate buffer area established (consistent with Migratory Bird Treaty Act protocol at the time of disturbance) of the active nest. Construction activities shall not occur within the buffer area until the biologist determines that the young have fledged.</p>	MM-BIO-1 <i>Prior to grading/ground disturbance.</i>	MM-BIO-1 <i>Planning Division.</i>	MM-BIO-1 <i>On-site inspection & Separate submittal - reports, studies, plans.</i>	

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		<p>MM-BIO-2 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, are implemented:</p> <ul style="list-style-type: none"> • Avoid disturbing occupied burrows during the breeding nesting period, from February 1 through August 31. If burrows are occupied by breeding pairs, an avoidance buffer should be established by a qualified biologist. The size of such buffers is generally a minimum of 300 feet, but may increase or decrease depending on surrounding topography, nature of disturbance and location and type of construction. The size of the buffer area will be determined by a qualified biologist. Continued monitoring will be required to confirm that the specified buffer is adequate to permit continued breeding activity. • Avoid impacting burrows occupied during the nonbreeding season by migratory or nonmigratory resident burrowing owls. • Avoid direct destruction of occupied burrows through chaining (dragging a heavy chain over an area to remove shrubs) or dinking. • Develop and implement a worker awareness program to increase the on-site worker's recognition of and commitment to burrowing owl protection. • Place visible markers near burrows to 	<p>MM-BIO-2 Prior to grading/ground disturbance.</p>	<p>MM-BIO-1 Planning Division.</p>	<p>MM-BIO-1 On-site inspection & Separate submittal - reports, studies, plans.</p>	

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		<p>ensure that equipment and other machinery does not collapse occupied burrows.</p> <ul style="list-style-type: none"> Do not fumigate, use treated bait, or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur. <p>If an occupied burrow is present within the approved development area, the Project applicant shall ensure that a clearance mitigation plan is prepared and 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>Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p>See MM-BIO-1, above.</p>				
<p>Cultural Resources</p>	<p>a. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p>	<p>MM-CUL-1 <u>RIV-7835 Avoidance (Planning Area 5)</u>. Prior to the issuance of a grading permit, or any activity that would involve initial ground disturbance in the vicinity of RIV-7835, the Project archaeologist will review said plans/activities to determine</p>	<p>MM-CUL-1 Prior to the issuance of a grading permit.</p>	<p>MM-CUL-1 Project archaeologist.</p>	<p>MM-CUL-1 Plan check.</p>	

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		<p>that none of the resources located in RIV-7835 shall be impacted by the Project development. The Project archaeologist shall make recommendations, where applicable, to protect resources contained in RIV-7835 from potential encroachment from the Project that includes fencing or flagging during all phases of development. The fencing and flagging of RIV-7835 shall be removed after construction is completed and the area shall be planted with low maintenance vegetation.</p> <p>MM-CUL-2 <u>Archaeological and Native American Monitors.</u> Prior to commencement of any grading activity on the Project site and consistent with the findings and recommendations of the cultural resources surveys and reports regarding the sensitivity of each area on the Project site for cultural resources, the City of Coachella (City) Director of Development Services, or designee, shall retain an archaeological monitor and a Native American monitor to be selected by the City after consultation with interested Tribal and Native American representatives. Both monitors shall be present at the pre-grade 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</p>	<p>MM-CUL-2 Prior to commencement of any grading activity.</p>	<p>MM-CUL-2 City of Coachella (City) Director of Development Services, or designee.</p>	<p>MM-CUL-2 Plan check.</p>	

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	<p>b. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p>	<p>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.</p> <p>See MM-CUL-2, above.</p> <p>MM-CUL-3 <u>Archaeological Monitoring Plan and Accidental Discovery</u>. 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 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, in consultation with the 29 Band of Mission Indians. The Monitoring Plan will include at a minimum:</p> <p>(1) A list of personnel involved in the monitoring activities;</p> <p>(2) A description of how the monitoring shall occur;</p> <p>(3) A description of frequency of monitoring (e.g., full-time, part-time, spot checking);</p> <p>(4) A description of what resources may be encountered;</p> <p>(5) A description of circumstances that would result in the halting of work at the</p>	<p>MM-CUL-3 <i>Prior to commencement of any grading activity.</i></p>	<p>MM-CUL-3 <i>City of Coachella Director of Development Services.</i></p>	<p>MM-CUL-3 <i>Plan check.</i></p>	

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		<p>Project site (e.g., what is considered a “significant” archaeological site);</p> <p>(6) A description of procedures for halting work on site and notification procedures; and</p> <p>(7) A description of monitoring reporting procedures.</p> <p>If any significant historical resources, archaeological resources, or human remains are found during monitoring, work should stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, Project activities shall avoid such resources.</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</p>				

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		<p>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 Development</p>				

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		<p>Services and to the Eastern Information Center c/o Dept. of Anthropology, University of California Riverside summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. The monitoring report shall be prepared consistent with the guidelines of the Office of Historic Preservation's Archaeological Resources Management Reports (ARMR): Recommended Contents and Format. The City of Coachella Director of Development Services or designee shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of findings and recommendations.</p>				
	<p>c. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>MM-CUL-5 <u>Paleontological Resources Impact Mitigation Program</u>. 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'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.</p> <p>Prior to any ground-disturbing activities, the paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the</p>	<p>MM-CUL-5 <i>Prior to commencement of any grading activity.</i></p>	<p>MM-CUL-5 <i>City's Director of Development Services, or designee.</i></p>	<p>MM-CUL-5 <i>Plan check & Separate submittal - reports, studies, plans.</i></p>	

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		<p>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"> • Attendance at the pre-grade conference in order to explain the mitigation measures associated with the Project. • During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation will occur within the sediments that have a High Paleontological Sensitivity rating and on a spot-check basis in sediments that have a Low Sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that will allow for monitoring to be scaled back to part-time as the Project after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. • The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether 				

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		<p>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 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"> • Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost for the developer. Identification and curation of specimens into a museum repository with permanent, retrievable storage, such as the Eastern Information Center c/o Dept. of Anthropology, University of California Riverside. • Preparation of a report of findings with an appended, itemized inventory of 				

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		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 progresses.				
	d. Would the Project disturb any human remains, including those interred outside of formal cemeteries?	<p>MM-CUL-4 Human Remains. Consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the Project site, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 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.</p> <p>The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are</p>	MM-CUL-4 <i>During site disturbance, grading, or other construction activities.</i>	MM-CUL-4 <i>City's Director of Development Services, or designee.</i>	MM-CUL-4 <i>On-site inspection & Separate submittal - reports, studies, plans.</i>	

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		<p>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 Eastern Information Center c/o Dept. of Anthropology, University of California Riverside. 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>				
Geology and Soils	Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake	MM-GEO-1 <u>Compliance with Geotechnical Investigations.</u> Prior to approval of any future development applications, a project-level, site-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)	<i>Prior to approval of any future development applications.</i>	<i>Building Division.</i>	<i>Plan check & Separate submittal - reports, studies, plans.</i>	

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	<p>Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</p>	<p>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 previously prepared for the overall site, <i>Fault Investigation Report for Land Planning Purposes Alpine 280 Property Located East of Tyler Street, West of Polk Street, West of Polk Street, South of I-10 and North of Avenue 48, City of Coachella, Riverside, California</i>, Petra Geosciences, Inc., April 9, 2007, and <i>Geotechnical Investigation Report</i>, Petra Geosciences, Inc., May 7, 2015.</p> <p>The final geotechnical report for each planning area shall document any artificial fill and delineate the precise locations of any and all active faults and shall determine the appropriate building setbacks and restricted use zones within the planning area. Prior to the issuance of grading permits, the City Engineer shall confirm that all grading and construction plans incorporate and comply with the recommendations included in the final specific geotechnical report for each planning area. Design, grading, and construction would adhere to all of the seismic requirements incorporated into the 2010 California Residential Code and 2016 California Building Code (CBC) (or most</p>				

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		<p>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 development application conditions, subject to review by the City of Coachella Development Services Director, or designee, prior to the issuance of any grading permits.</p>				
	<p>Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</p>	<p>See MM-GEO-1, above.</p> <p>MM-GEO-2 <u>California Building Code Compliance and Seismic Standards</u>. 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 Director of the City of Coachella Development Services, or designee, shall review site plans and building plans to verify that structural design conforms to the CBC.</p>	<p><i>Prior to issuance of any building permits.</i></p>	<p><i>Project engineer and the Director of the City of Coachella Development Services, or designee.</i></p>	<p><i>Plan check.</i></p>	
	<p>Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?</p>	<p>See MM-GEO-1, above.</p>				

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	Would the Project result in substantial soil erosion or the loss of topsoil?	<i>See MM-GEO-1, above.</i>					
	Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<p><i>See MM-GEO-1, above.</i></p> <p>MM-GEO-3 <u>Subsidence</u>. Prior to the issuance of grading permits for development applications or entire 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 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>	<i>Prior to issuance of any grading permits.</i>	<i>City Engineer.</i>	<i>Plan check.</i>		
	Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<p>MM-GEO-4 <u>Expansive Soils</u>. As planning areas are designed and prior to issuance of grading permits, site-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 Engineer. If expansive soils are found within the area</p>	<i>Prior to issuance of grading permits.</i>	<i>City Engineer.</i>	<i>Plan check & Separate submittal - reports, studies, plans.</i>		

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		<p>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>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>				
Hazards and Hazardous Materials	Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<p>MM-HAZ-1 During grading, and/or during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the</p>	<p>MM-HAZ-1 <i>During grading, and/or during construction.</i></p>	<p>MM-HAZ-1 <i>Building Division and Department of Environmental Health or the Department of Toxic Substances Control.</i></p>	<p>MM-HAZ-1 <i>On-site inspection.</i></p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate oversight agency such as the Department of Environmental Health or the Department of Toxic Substances Control (DTSC) prior to closure of the contaminated area.</p> <p>MM-HAZ-2 During grading, if an unknown contaminated area is exposed, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define</p>	<p>MM-HAZ-2 <i>During grading.</i></p>	<p>MM-HAZ-2 <i>Building Division and Department of Environmental Health or the Department of Toxic Substances Control.</i></p>	<p>MM-HAZ-2 <i>On-site inspection.</i></p>	

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		<p>appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate oversight agency such as the Department of Environmental Health or the Department of Toxic Substances Control prior to closure of the contaminated area.</p> <p>MM-HAZ-3 Prior to the issuance of a grading permit, the applicant shall contact the Riverside County Community Health Agency, Department of Environmental Health, Water Engineering Department in Indio, California to ascertain the locations of wells. If determined by this oversight agency that the closure of the wells is required, then they shall be closed in accordance with the specific requirements for the closure of wells of the Riverside County Community Health Agency,</p>	<p><i>MM-HAZ-3 Prior to the issuance of a grading permit.</i></p>	<p><i>MM-HAZ-3 Riverside County Community Health Agency, Department of Environmental Health, Water Engineering Department.</i></p>	<p><i>MM-HAZ-3 Plan check.</i></p>	

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		<p>Department of Environmental Health, Water Engineering Department.</p> <p>MM-HAZ-4 Prior to the issuance of a grading permit, the applicant shall conduct sampling of the near surface soil to assess whether residual concentrations exceed State of California action levels is recommended in areas that were in agricultural use prior to 1972. The presence of pesticides in the soil may represent a health risk to tenants or occupants on the Property and the soil may require specialized handling and disposal. A grid shall be used to take representative samples where crops were grown on the Property. Any samples shall be analyzed for pesticides using EPA Method 8081. A qualified contractor shall be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the Department of Environmental Health or the Department of Toxic Substances Control.</p> <p>MM-HAZ-5 If any materials are discovered at the site during any future activities that may contain asbestos, a qualified contractor be contacted to remove such materials. As it pertains to the shed roof, it shall be tested prior to any demolition. All work conducted shall be in compliance with</p>	<p>MM-HAZ-4 Prior to the issuance of a grading permit.</p> <p>MM-HAZ-5 Prior to grading permit final.</p>	<p>MM-HAZ-4 Department of Environmental Health or the Department of Toxic Substances Control.</p> <p>MM-HAZ-5 Department of Environmental Health or the Department of Toxic Substances Control.</p>	<p>MM-HAZ-4 Plan check.</p> <p>MM-HAZ-5 Plan check.</p>	

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		<p>guidelines set by an oversight agency such as the Department of Environmental Health or the Department of Toxic Substances Control, prior to grading permit final.</p>				
	<p>Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>See MM-HAZ-1 through MM-HAZ-5, above.</p>				
<p>Hydrology and Water Quality</p>	<p>f. Would the Project otherwise substantially degrade water quality?</p>	<p>MM-HYD-1 Vector Control Program. Prior to issuance of grading permits, the applicant shall develop a Vector Control Program in coordination with the Coachella Valley Mosquito and Vector Control District. The Vector Control Program shall address control of flies, eye gnats, imported red fire ants, and mosquitos. The vector control program shall include measures such as landscape maintenance, removal of vegetation and landscape clippings, irrigation management, use of desert landscaping, irrigation management, and turf management.</p>	<p><i>Prior to issuance of grading permits.</i></p>	<p><i>Coachella Valley Mosquito and Vector Control District.</i></p>	<p><i>Plan check & Separate submittal - reports, studies, plans.</i></p>	
<p>Noise</p>	<p>a. Would the Project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>MM-NOI-1 During any earth movement construction activities during any phase of development the developer shall:</p> <ul style="list-style-type: none"> • Locate stationary construction noise sources such as generators or pumps at least 300 feet from sensitive land uses, as feasible; • Locate construction staging areas as far from noise sensitive land uses as feasible; • Ensure all construction equipment is 	<p>MM-NOI-1 <i>During any earth movement construction activities.</i></p>	<p>MM-NOI-1 <i>Building Division.</i></p>	<p>MM-NOI-1 <i>On-site inspection.</i></p>	

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		<p>equipped with appropriate noise attenuating devices to reduce the construction equipment noise by 8 to 10 dBA;</p> <ul style="list-style-type: none"> • Turn off idling equipment when not in use; • Maintain equipment so that vehicles and their loads are secured from rattling and banging; • Limit the amount of heavy machinery equipment operating simultaneously to two (2) pieces of equipment within a 50-foot radius of each other (when located with 100 feet of existing residential units); and • Install temporary noise control barriers that provide a minimum noise level attenuation of 10.0 dBA when Project construction occurs near existing noise-sensitive structures. The noise control barrier must present a solid face from top to bottom. The noise control barrier must be high enough and long enough to block the view of the noise source. Unnecessary openings shall not be made. <ul style="list-style-type: none"> ○ The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. ○ The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction 				

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		<p>activity.</p> <p>MM-NOI-2 Prior to the approval of an implementing project, the Project applicant shall submit plans to the Building and Safety Department that will demonstrate the necessary performance standards for adequate noise reduction for residences located in PA2, PA3 and PA8, that are adjacent to Avenue 47:</p> <ul style="list-style-type: none"> • Areas Exceeding 70 dBA CNEL (within 23 feet from centerline of Avenue 47): 8 foot (combination of earthen berm and maximum 6' high wall) for ground level outdoor living areas such as backyards or patios. • Areas Exceeding 65 dBA CNEL (within 73 feet from centerline of Avenue 47): 6 foot for ground level outdoor living areas such as backyards or patios. • Areas Exceeding 60 dBA CNEL (within 231 feet from centerline of Avenue 47): 5 foot for ground level outdoor living areas such as backyards or patios. <p>MM-NOI-3 Prior to the approval of an implementing project, the Project applicant shall submit plans to the Building and Safety Department that will demonstrate the necessary performance standards for adequate noise reduction for residences located in PA5, PA7 and PA10, that are adjacent to Avenue 48:</p> <ul style="list-style-type: none"> • Areas Exceeding 70 dBA CNEL (within 23 feet from centerline of Avenue 47): 8 	<p>MM-NOI-2 Prior to the approval of an implementing project</p> <p>MM-NOI-3 Prior to the approval of an implementing project.</p>	<p>MM-NOI-2 Building Division.</p> <p>MM-NOI-3 Building Division.</p>	<p>MM-NOI-2 Plan check.</p> <p>MM-NOI-3 Plan check.</p>	

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		<p>foot (combination of earthen berm and maximum 6' high wall) for ground level outdoor living areas such as backyards or patios.</p> <ul style="list-style-type: none"> • Areas Exceeding 65 dBA CNEL (within 73 feet from centerline of Avenue 47): 6 foot for ground level outdoor living areas such as backyards or patios. • Areas Exceeding 60 dBA CNEL (within 231 feet from centerline of Avenue 47): 5 foot for ground level outdoor living areas such as backyards or patios. <p>MM-NOI-4 Prior to the approval of an implementing project, the Project applicant shall submit plans to the Building and Safety Department that will demonstrate the necessary performance standards for adequate noise reduction for residences located in PA5, PA6 and PA7, that are adjacent to Street "A":</p> <ul style="list-style-type: none"> • Areas Exceeding 70 dBA CNEL (within 18 feet from centerline of Street "A"): 8 foot (combination of earthen berm and maximum 6' high wall) for ground level outdoor living areas such as backyards or patios. • Areas Exceeding 65 dBA CNEL (within 57 feet from centerline of Street "A"): 6 foot for ground level outdoor living areas such as backyards or patios. • Areas Exceeding 60 dBA CNEL (within 181 feet from centerline of Street "A"): 5 foot for ground level outdoor living areas such as backyards or patios. 	<p><i>MM-NOI-4 Prior to the approval of an implementing project.</i></p>	<p><i>MM-NOI-4 Building Division.</i></p>	<p><i>MM-NOI-4 Plan check</i></p>	

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		<p>MM-NOI-5 The Project will require a final acoustical analysis (for each implementing project) once a site plan or tract map has been developed. The acoustical analyses must demonstrate the interior noise level will not exceed the City's 45 dBA CNEL noise limit. Potential mitigation may include a "windows closed" condition and possibly upgraded windows (increased STC window/door ratings).</p>	<p>MM-NOI-5 Prior to the approval of an implementing project.</p>	<p>MM-NOI-5 Building Division.</p>	<p>MM-NOI-5 Plan check & Separate submittal - reports, studies, plans.</p>		
	<p>b. Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<p>See MM-NOI-2 through MM-NOI-5, above.</p>					
	<p>c. Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?</p>	<p>See MM-NOI-2, above.</p>					
<p>Transportation/Traffic</p>	<p>Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation</p>	<p>MM-TR-1 For Existing Plus Project Conditions, the Project applicant is required to make the following improvements at the following intersections and roadway segments (prior to the 1st occupancy):</p> <ul style="list-style-type: none"> • Roadway Segment Improvements <ul style="list-style-type: none"> ○ Construct new extension of Shadow View Boulevard from to Dillon Road to Avenue 48; ○ Construct new extension of Avenue 	<p>MM-TR-1 prior to the 1st occupancy.</p>	<p>MM-TR-1 Public Works Department.</p>	<p>MM-TR-1 Plan check.</p>		

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	<p>system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<p>47 from Tyler Street to Shadow View Boulevard; and</p> <ul style="list-style-type: none"> ○ Construct new extension of Avenue 48 from Tyler Street to Shadow View Boulevard. ● Roadway Segment Improvements ○ Construct new extension of Shadow View Boulevard from to Dillon Road to Avenue 48; ○ Construct new extension of Avenue 47 from Tyler Street to Shadow View Boulevard; and ○ Construct new extension of Avenue 48 from Tyler Street to Shadow View Boulevard. <ul style="list-style-type: none"> ○ Construct new extension of Avenue 47/Shadow View Boulevard to Dillon Road. ○ Install traffic signal ○ Install southbound (SB) left-turn lane. ○ Install westbound (WB) left-turn lane. ○ Install WB right-turn signal. ● Intersection of Tyler Street and Avenue 47: <ul style="list-style-type: none"> ○ Install all-way stop signs. ● Intersection of Tyler Street and Avenue 48: <ul style="list-style-type: none"> ○ Install all-way stop signs. ● Intersection of Street "A" and Vista Del Sur: <ul style="list-style-type: none"> ○ Install all-way stop signs. ○ Install NB left-turn lane. ○ Install EB right-turn signal. ● Intersection of Street "A" and Avenue 47: <ul style="list-style-type: none"> ○ Install all-way stop signs. 				

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		<ul style="list-style-type: none"> ○ Install northbound (NB) left-turn lane. ○ Install NB thru-turn lane. ○ Install NB thru/right-turn lane. ○ Install SB left-turn lane. ○ Install SB thru-turn lane. ○ Install SB thru/right-turn lane. ○ Install eastbound (EB) left-turn lane. ○ Install EB thru-turn lane. ○ Install EB thru/right-turn lane. ○ Install WB left-turn lane. ○ Install WB thru-turn lane. ○ Install WB thru/right-turn lane. ● Intersection of Street "A" and Avenue 48: <ul style="list-style-type: none"> ○ Install all-way stop signs. ○ Install NB left-turn lane. ○ Install NB thru-turn lane. ○ Install NB thru/right-turn lane. ○ Install SB left-turn lane. ○ Install SB thru-turn lane. ○ Install SB thru/right-turn lane. ○ Install EB left-turn lane. ○ Install EB thru-turn lane. ○ Install EB thru/right-turn lane. ○ Install WB left-turn lane. ○ Install WB thru-turn lane. ○ Install WB thru/right-turn lane. ● Intersection of Polk Street and Avenue 48: <ul style="list-style-type: none"> ○ Install all-way stop signs. <p>MM-TR-2 For Project Completion (Year 2022) With Project Conditions, the Project applicant is required to make the</p>	<p>MM-TR-2 prior to the 1st occupancy.</p>	<p>MM-TR-2 Public Works Department.</p>	<p>MM-TR-2 Plan check.</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>following improvements at the following intersections (prior to the 1st occupancy):</p> <ul style="list-style-type: none"> • Tyler Street and Avenue 47: <ul style="list-style-type: none"> ○ Install NB left-turn lane. ○ Install NB thru-turn lane. ○ Install SB left-turn lane. ○ Install SB thru-turn lane. ○ Install EB left-turn lane. ○ Install EB thru-turn lane. ○ Install WB left-turn lane. ○ Install WB thru-turn lane. • Intersection of SR-86 and Avenue 50: <ul style="list-style-type: none"> ○ Install a traffic signal. <p>MM-TR-3 For Project Completion (Year 2022) With Project and Cumulative Projects Conditions, the Project applicant shall make a fair-share contribution for the following improvements at the following intersections, as shown on Table 4.14.4-12 (prior to the 1st occupancy):</p> <ul style="list-style-type: none"> • Dillon Road and I-10 WB Ramps: 13.5% <ul style="list-style-type: none"> ○ Install Traffic Signal • Dillon Road and I-10 EB Ramps: 17.94% <ul style="list-style-type: none"> ○ Install Traffic Signal • Dillon Road and Shadow View Boulevard: 20.86% <ul style="list-style-type: none"> ○ Install Two (2) NB right-turn lanes ○ Install NB right-turn overlap phase ○ Install One (1) additional SB left-turn lane 	<p>MM-TR-3 prior to the 1st occupancy.</p>	<p>MM-TR-3 Public Works Department.</p>	<p>MM-TR-3 Plan check.</p>	

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		<ul style="list-style-type: none"> ○ Install One (1) additional WB left-turn lane ○ Install WB right-turn overlap phase • Dillon Road and SR-86 NB Ramps: 22.83% <ul style="list-style-type: none"> ○ Install One (1) additional NB thru lane • Dillon Road and SR-86 SB Ramps: 24.14% <ul style="list-style-type: none"> ○ Install One (1) additional NB thru lane ○ Install One (1) additional NB right-turn lane • Dillon Road and Avenue 48: 23.96% <ul style="list-style-type: none"> ○ Install One (1) additional EB right-turn lane ○ Install One (1) additional WB right-turn lane • Tyler Street and Avenue 47: 48.34% <ul style="list-style-type: none"> ○ Install Traffic Signal ○ Install One (1) additional NB left-turn lane • Tyler Street and Avenue 48: 32.62% <ul style="list-style-type: none"> ○ Install Traffic Signal ○ Install NB left-turn lane ○ Install NB thru lane ○ Install SB left-turn lane ○ Install SB thru lane ○ Install EB left-turn lane ○ Install EB thru lane ○ Install WB left-turn lane ○ Install WB thru lane • Tyler Street at Avenue 50: 13.82% <ul style="list-style-type: none"> ○ Install Traffic Signal ○ Install Three (3) NB left-turn lanes ○ Install One (1) additional SB thru lane 				

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		<ul style="list-style-type: none"> ○ Install Two (2) additional SB right-turn lanes ○ Install SB right-turn overlap phase ○ Install Two (2) EB left-turn lanes ○ Install Two (2) EB right-turn lanes ○ Install EB right-turn overlap phase ● SR-86 and Avenue 50: 13.59% <ul style="list-style-type: none"> ○ Install One (1) additional NB thru lane ○ Install Two (2) additional SB right-turn lanes ○ Install Two (2) additional EB left-turn lanes ○ Install One (1) additional EB thru lane ○ Install One (1) EB right-turn lane ○ Install One (1) WB right-turn lane ○ Install One (1) additional WB thru lane ○ Improve signal phasing to protected east/west ● Polk Street at Avenue 50: 3.33% <ul style="list-style-type: none"> ○ Install Traffic Signal ○ Install NB left-turn lane ○ Install NB thru turn lane ○ Install SB left-turn lane ○ Install SB thru turn lane ○ Install EB left-turn lane ○ Install EB thru turn lane ○ Install WB left-turn lane ○ Install WB thru turn lane 				
	<p>Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established</p>	<p>See MM-TR-2 and MM-TR-3, above.</p>				

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
	by the county congestion management agency for designated roads or highways?					
	Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<p>MM-TR-4 Prior to any construction on the Project site, the Project applicant shall submit a traffic control plan (TCP) to the City Engineering Department for review and approval. Said TCP shall be prepared for any subsequent implementing project and will contain, at a minimum, the following: lane closures, detouring, qualifications of work crews, duration of the plan and signing.</p> <p>MM-TR-5 Concurrent with subsequent development projects within the Specific Plan, Sunline Transit District shall be consulted to coordinate the potential for expanded transit/bus service and vanpools and to discuss and implement potential transit turnout locations within the Project area.</p>	<p>MM-TR-4 Prior to any construction on the Project site.</p> <p>MM-TR-5 Concurrent with subsequent development projects within the Specific Plan.</p>	<p>MM-TR-4 City Engineering Department.</p> <p>MM-TR-5 City Engineering Department and Sunline Transit District.</p>	<p>MM-TR-4 Plan check & Separate submittal - reports, studies, plans.</p> <p>MM-TR-5 Plan check.</p>	
	Would the Project result in inadequate emergency access?	See MM-TR-4 , above.				
	Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	See MM-TR-5 , above.				