

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification	
<p>Aesthetics</p> <p>AES-1 The proposed structures shall be painted in colors that closely match the surrounding desert landscape, so as to create continuity in the potentially obscured views. The colors chosen shall be approved by the City of Coachella's architectural review process.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this aesthetics mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the aesthetics measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Coachella Development Services	

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<p>Aesthetics</p> <p>AES-2 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Coachella shall be implemented to eliminate glare impacts.</p>	<p>A lighting plan shall be completed prior to construction of the onsite structure and lighting installed accordingly during construction</p>	<p>A copy of the lighting design or plan shall be retained in the project file, and City field inspectors shall verify that the design/plan is being implementing without adverse impact on adjacent light sensitive uses. Field notes from inspections shall be retained in the project file.</p>	
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<p>Air Quality AQ-1 <u>Fugitive Dust Control</u>. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> • Apply soil stabilizers or moisten inactive areas. • Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day). • Cover all stock piles with tarps at the end of each day or as needed. • Provide water spray during loading and unloading of earthen materials. • Minimize in-out traffic from construction zone. • Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard. • Sweep streets daily if visible soil material is carried out from the construction site. 	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-2 <u>Exhaust Emissions Control</u></p> <ul style="list-style-type: none"> • Utilize well-tuned off-road construction equipment. • Establish a preference for contractors using Tier 3-rated or better heavy equipment. • Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-3 Exposed surfaces shall be watered at least three times per day during grading activities.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
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<p>Air Quality AQ-4 Provide incentives for vendors and material delivery trucks that would be visiting the hotel to encourage the use of zero-emission or near-zero emission heavy-duty trucks during operation, such as trucks with natural gas engines that meet CARB's adopted optional NOx emissions standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, incentivize the use of 2010 model year18 or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
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	Responses to Comments	City of Coachella Development Services
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<p>Air Quality AQ-5 Provide electric vehicle (EV) charging stations for the hotel and restaurant uses where feasible. If feasible, at least 5% of all vehicle parking spaces include EV charging stations, or at a minimum, require the Proposed Project to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in. Electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. Electrical panels should be appropriately sized to allow for future expanded use.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-6 Provide incentives for employees working at the proposed retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.</p>	<p>This measure shall be implemented ongoing during operation.</p>	<p>This measure shall be included as a condition of approval by the City on the developer. Verification of implementation shall be based on field notes documenting the implementation of such incentives; Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-7 Implement a rideshare program for employees working at the proposed retail uses and set a goal to achieve a certain participation rate over a period of time.</p>	<p>This measure shall be implemented ongoing during operation.</p>	<p>This measure shall be included as a condition of approval by the City on the developer. Verification of implementation shall be based on field notes documenting the implementation of such programs; Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-8 Maximize the use of solar energy including solar panels. Installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility and/or EV charging stations.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>	
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<p>Air Quality AQ-9 Require the use of electric landscaping equipment, such as lawn mowers and leaf blowers.</p>	<p>This measure shall be implemented ongoing during operation.</p>	<p>This measure shall be included as a condition of approval by the City on the developer. Verification of implementation shall be based on field notes documenting the implementation of such programs; Field notes documenting verification shall be retained in the project file.</p>	
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Air Quality AQ-10 Require use of electric or alternatively fueled sweepers with HEPA filters.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.	A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.	
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Mitigation Measure	Implementation Schedule	Verification	
Air Quality AQ-11 Maximize the planting of trees in landscaping and parking lots.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.	A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.	
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Air Quality AQ-12 Use light colored paving and roofing materials.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.	A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.	
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Air Quality AQ-13 Utilize only Energy Star heating, cooling, and lighting devices, and appliances.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.	A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.	
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<p>Biological Resources BIO-1 The State of California prohibits the “take” of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests MUST be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.</p>	<p>Construction shall occur outside of the nesting season or a copy of the field survey documenting no nesting birds shall be completed prior to initiating construction within the nesting season.</p>	<p>City personnel shall document the dates of construction. If construction is proposed to occur within the nesting season, a copy of the field survey documenting the absence of nesting birds shall be retained in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Upland, Development Services-Planning	

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<p>Cultural Resources CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City’s onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>The City shall be notified within 24-hours of accidental exposure of any cultural resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the final report shall be retained in the project file.</p>				
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<p>Cultural Resources CUL-2 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>The City shall be notified within 24-hours of accidental exposure of any cultural resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the final report shall be retained in the project file.</p>				
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<p>Geology and Soils GEO-1 Based upon the geotechnical investigation (Appendix 4), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 12-25) as well as the Seismic Design Parameters (Pages 10-11) shall be implemented by the Applicant into the project design. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the findings shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the soil expansion tests have been performed as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
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Geology and Soils GEO-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.				
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Geology and Soils GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Coachella Travel Centre is being constructed.	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.				
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Hazards and Hazardous Materials HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.				
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<p>Transportation / Traffic</p> <p>TRAF-1 The construction contractor will provide adequate traffic management resources, as determined by the City of Coachella. The City shall require a construction traffic management plan for work in public roads that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during excavation activities. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; and at the end of each construction day roadways shall be prepared for continued utilization without any significant roadway hazards remaining.</p>	<p>The Construction Traffic Management Plan shall be compiled and approved prior to the initiation of construction.</p>	<p>A copy of the Plan shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the construction traffic management plan is being implemented by the contractor as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
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<p>Utilities and Service Systems</p> <p>UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation, and any other feasible uses of recycled water on the project site.</p>	<p>This measure shall be included in the Conditions of Approval for the Project.</p>	<p>Verification of implementation shall be based on field inspections by City inspection personnel that verify that, should recycled water become available at this location within the City, the connection to this project site is carried out by the applicant. Field notes documenting verification shall be retained in the project file.</p>				
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