

### Final EIR – Supplemental Errata

This errata page is provided to address any errors that may have been discovered in the circulated Final EIR document. Underlining indicates additions to the text; striking indicates deletions to the text.

The Draft EIR makes numerous references to “right-of-way” (ROW) in relation to 29 acres of Project-related infrastructure improvements including roadways. This note is to formally clarify that all Draft EIR references to “right-of-way” which are in reference to roadways that do not currently exist and for which there is no existing right-of-way acquired or approvals in place to be acquired mean infrastructure (including roadway) “alignment” or **future** right-of-way. These roads must also be shown in the General Plan Mobility Element. This shall be considered a global change or clarification within the entire Draft EIR document.

The DEIR contains descriptions indicating that the Project will be responsible for a 30’ paved section of off-site street improvements. The text is being modified (as provided in Response to Comment 2.30 in Responses to the Rutan & Tucker, LLP, Shadow View Owners Letter dated February 26, 2020) so that it shows the Project will accommodate the installation of sidewalks and bike lanes, and an additional minimum of 5 feet of pavement will be provided for a Class-II on-street bike lane and an additional minimum of 5 feet will be provided for sidewalks on one side of the street, for a total of 34 feet of roadway improvements under interim conditions. This will still allow for a 2-lane undivided roadway to accommodate the Project. This shall be considered a global change or clarification within the entire Draft EIR document.

The DEIR contains brief discussions of the Development Agreement (DA) which provides language regarding the DA. A portion of the text is incorrect as the DA has not yet been negotiated. The revised text is as follows:

Pursuant to Government Code Section 65864-65869.5, the Project proponent is proposing to enter into a Development Agreement (DA) with the City to obtain assurances for the Project that, upon approval of the Project, the applicant may proceed with the Project in accordance with existing policies, rules and regulations, and subject to conditions of approval. ~~The physical improvements associated with the DA have been described in Subchapters 3.4.1, 3.4.2, and 3.4.3, above.~~

This shall be considered a global change or clarification within the entire Draft EIR document.

Standard Condition references for Public Services and Recreation were added to DEIR Subchapter 4.13, SC-REC-2 was changed to SC-PS-1, and SC-PS-2 was added; the modifications are as follows:

(DEIR p. 4.13-19)

These fees are reviewed and adjusted annually to accommodate the incremental demands to fire services as a result of development within the City. The payment of DIF is a one-time fee, and is paid prior to the issuance of a building permit (See **Standard Condition SC-PS-1**). The payment of DIF is a standard condition and is not considered unique mitigation under CEQA.

(DEIR p. 4.13-20)

The Project will be reviewed by Sheriff Department personnel and subject to standard conditions of approval through the entitlement process (i.e., prior to an implementing project). Furthermore, prior to the issuance of a building permit, the Project will be conditioned to pay Development Impact Fees (See **Standard Condition SC-PS-1**), a portion of which must be used for the provision of adequate police protection facilities, including buildings, land, equipment and vehicles.

(DEIR p. 4.13-22)

The District's Master Plan recognizes and plans for increased demands on school services as a result of future development under the City's General Plan Update (2015). These incremental demands are met through payment of School Impact Fees, identified in an annual School Facilities Needs Analysis (SFNA), which determines the need for additional facilities as a result of population growth. This SFNA establishes the amount of school fees that will be placed on a development project and made a condition of development approval. This is a standard condition and is not considered unique mitigation under CEQA (See **Standard Condition SC-PS-2**).

(DEIR pp. 4.13-23 and -24)

These fees are reviewed and adjusted annually to accommodate the incremental demands to parks and recreational facilities as a result of development within the City. This is reflected in **Standard Condition SC-~~REC-2~~PS-1**, below. The payment of DIF is a one-time fee, and is paid prior to the issuance of a building permit. The payment of DIF is a standard condition and is not considered unique mitigation under CEQA.

(DEIR p. 4.13-24)

Please reference the discussion on Threshold "d" above as it pertains to Quimby requirement, parkland dedication, payment of in-lieu fee and payment of DIF. These ~~is a~~ are standard conditions, as reflected in **Standard Conditions SC-PS-1 and SC-REC-1**, below, and ~~is~~ are not considered unique mitigation under CEQA.

(DEIR p. 4.13-25)

Chapter 4.45 (Development Impact Fees) of the City's Municipal Code spells out the purpose and findings, basis for calculation of development impact fees, the need for public facilities, the need for development impact fees and the use of development impact fees (DIF). According to Section 4.45.030 (Need for public facilities), in order to implement the goals and objectives of the City's General Plan and applicable specific plans by accommodating the need for public facilities and mitigating the financial and physical impacts for all development projects within the city, the library facilities must be constructed, installed, and paid for or financed. Section 4.45.060 (Use of development impact fees), library facilities fees will be used for the land acquisition and construction costs of a

public library facility as part of the Riverside County Library System, to serve the new residential development in the city (See **Standard Condition SC-PS-1**).

(DEIR p. 4.13-26)

**SC-REC-2PS-1**      **Development Impact Fee. The Project applicant shall pay Development impact fees at the time an application is made for a building permit.**

**SC-PS-2**              **School Fees. The Project applicant shall pay school fees at the time an application is made for a building permit.**

Per Response to Comment 1.36, provided in response to the Comment Letter prepared by Mitchell M. Tsai, Attorney for the Southwest Regional Council of Carpenters (2-26-2020) for the City Council, the Mitigation Monitoring and Reporting Table in Section 5.0 of the Final EIR is to be revised to add the Standard Conditions included in the DEIR. Additionally, Mitigation Measure MM-TR-1 was corrected in the Final EIR Errata Section, however, there were typographical errors in the Mitigation Monitoring and Reporting Table in Section 5.0 of the Final EIR. The revised Table and mitigation measure text are provided below.

**EXHIBIT B**  
**Mitigation Monitoring and Reporting Program Table including Standard Conditions**

Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Aesthetics	b. <u>Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?</u>	<p><b>SC-AES-1</b> Architectural Review. At the submittal of each Project Tentative Tract Map and/or Site Plan, the Project applicant shall submit detailed Project plans for architectural review and approval by the City Planning Commission.</p>	<p><u>Submittal of each Project Tentative Tract Map and/or Site Plan.</u></p>	<p><u>Planning Division.</u></p>	<p><u>Plan check and Conditions of Approval.</u></p>	
		<p><b>SC-AES-2</b> Landscape Review. At the submittal of each Project Tentative Tract Map and/or Site Plan, the Project applicant shall submit detailed Project plans for landscape review and approval by the City Planning Department, per Chapter 17.36.140 of the City's Municipal Code.</p>	<p><u>Submittal of each Project Tentative Tract Map and/or Site Plan.</u></p>	<p><u>Planning Division.</u></p>	<p><u>Plan check and Conditions of Approval.</u></p>	
	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><b>MM-AES-1</b> Photometric Study. Prior to the approval of any Site Plans for any phase of development, the applicant shall submit to the City of Coachella (City) a photometric (lighting) study (to include parking areas and access way lights, external security lights, lighted signage, and ball field lighting) providing evidence that the project light sources do not spill over to adjacent off-site properties in accordance with the City's Municipal Code. All Project-related outdoor lighting, including but not limited to, street lighting, building security lighting, parking lot lighting, and landscaping lighting shall be shielded to prevent spillover of light to adjacent properties.</p>	<p><u>Prior to the approval of any permits for lighting.</u></p>	<p><u>Planning Division and Building Division.</u></p>	<p><u>Plan check and on-site inspection.</u></p>	

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		Shielding requirements and time limits shall be identified on construction plans for each phase of development.				
Agriculture and Forestry Resources	a. Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<b>SC-AG-1</b> The Project applicant shall comply with Assembly Bill 2881. Disclosure shall be provided prior to the close of escrow on the sale of individual homes. This shall be obtained by including the following disclosures on the title report: "The property is located within 1 mile of farmland as designated on the most recent Important Farmland Map."	<i>Prior to the close of escrow on the sale of individual homes.</i>	<i>Planning Division.</i>	<i>Include the disclosures on the title report.</i>	
Air Quality & Greenhouse Gas	a. Would the Project conflict with or obstruct implementation of the applicable air quality plan?	<p><b>MM-AQ-1</b> 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> <p><b>MM-AQ-2</b> The Project shall require that the construction contractor use construction equipment that have Tier 4, or better, final engines, level 3 diesel particulate filters (DPF), with oxidation catalyst that impart 20% reduction and apply coatings with a VOC content no greater than 10 grams per liter (g/L).</p> <p><b>MM-AQ-3</b> EPA Tier 4-Final Emissions Standards. Prior to construction, the construction contractor shall provide the City of Coachella Public Works Director or designee a comprehensive inventory of all</p>	<p><b>MM-AQ-1</b> <i>Prior to the issuance of a grading plan.</i></p> <p><b>MM-AQ-2</b> <i>During grading.</i></p> <p><b>MM-AQ-3</b> <i>Prior to construction.</i></p>	<p><b>MM-AQ-1</b> <i>City Engineer.</i></p> <p><b>MM-AQ-2</b> <i>City Engineer.</i></p> <p><b>MM-AQ-3</b> <i>City Engineer.</i></p>	<p><b>MM-AQ-1</b> <i>Plan check.</i></p> <p><b>MM-AQ-2</b> <i>On-site inspection &amp; Separate submittal - reports, studies, plans.</i></p> <p><b>MM-AQ-3</b> <i>On-site inspection &amp; Separate submittal -</i></p>	

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		<p>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) or SCAQMD operating permit shall be provided on site at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the project shall meet the United States Environmental Protection Agency (EPA) Tier 4-Final emissions standards, and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters.</p> <p><b>MM-AQ-4</b> Application of Architectural Coatings. Prior to issuance of any grading permits, the Director of the City of Coachella Public Works Department, or designee, shall verify that construction contracts include a statement specifying that the Construction Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rule 1113 and any other SCAQMD rules and regulations on the use of architectural coatings or high volume, low-pressure</p>	<p><b>MM-AQ-4</b> Prior to the issuance of grading permits.</p>	<p><b>MM-AQ-4</b> City Engineer.</p>	<p><i>reports, studies, plans.</i></p> <p><b>MM-AQ-4</b> Plan check.</p>	

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		<p>(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><b>MM-AQ-5</b> Construction Equipment Maintenance. Throughout the construction process, general contractors shall maintain a log of all construction equipment maintenance that shows that all construction equipment has been properly tuned and maintained in accordance with manufacturers' specifications. This condition shall be included in development plan specifications.</p> <p><b>MM-AQ-6</b> Construction Equipment Operating Optimization. General contractors shall ensure that during construction operations, trucks and vehicles in loading and unloading queues turn their engines off when not in use. General contractors shall phase and schedule construction operations to avoid emissions peaks and discontinue operations during second-stage smog alerts. This condition shall be included in development plan specifications.</p> <p><b>MM-AQ-7</b> Construction Generator Use</p>	<p><b>MM-AQ-5</b> <i>Throughout the construction process.</i></p> <p><b>MM-AQ-6</b> <i>During construction.</i></p>	<p><b>MM-AQ-5</b> <i>City Engineer.</i></p> <p><b>MM-AQ-6</b> <i>City Engineer.</i></p>	<p><b>MM-AQ-5</b> <i>On-site inspection.</i></p> <p><b>MM-AQ-6</b> <i>On-site inspection.</i></p> <p><b>MM-AQ-7</b></p>	

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		<p>Minimization. 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><b>MM-AQ-8</b> Construction Equipment Idling Minimization. General contractors shall ensure that all construction vehicles are prohibited from idling in excess of 5 minutes, both on site and off site. This condition shall be included in development plan specifications.</p> <p><b>MM-AQ-9</b> Construction Phase Overlap. 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><b>MM-AQ-10</b> Construction Waste Management Plan. 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</p>	<p><b>MM-AQ-7</b> <i>During construction.</i></p> <p><b>MM-AQ-8</b> <i>During construction.</i></p> <p><b>MM-AQ-9</b> <i>Prior to issuance of any construction permits.</i></p> <p><b>MM-AQ-10</b> <i>Prior to issuance of a building permit.</i></p>	<p><b>MM-AQ-7</b> <i>City Engineer.</i></p> <p><b>MM-AQ-8</b> <i>City Engineer.</i></p> <p><b>MM-AQ-9</b> <i>City Engineer.</i></p> <p><b>MM-AQ-10</b> <i>Building Division and Planning Division.</i></p>	<p><i>On-site inspection.</i></p> <p><b>MM-AQ-8</b> <i>On-site inspection.</i></p> <p><b>MM-AQ-9</b> <i>Plan check.</i></p> <p><b>MM-AQ-10</b> <i>Plan check.</i></p>	



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		<p>weight or volume but must be documented.</p> <p><b>MM-AQ-11</b> Project shall improve the pedestrian network by incorporating sidewalks and paseos within the property.</p> <p><b>MM-AQ-12</b> Project Operations. Prior to issuance of any construction permits, the Project applicant shall submit for review and approval by the City of Coachella, Building Division, building plans that incorporate measures such as, but not limited to, the following:</p> <p>Operational Mitigation Measures (Materials Efficiency):</p> <ul style="list-style-type: none"> <li>• 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"> <li>○ Rapidly renewable;</li> <li>○ Increased recycle content (50 percent or greater); locally sourced materials (within the South Coast Air Basin);</li> <li>○ Utilization of sustainable harvesting practices; and</li> <li>○ Materials with low or no volatile organic compounds (VOCs) off-gassing.</li> </ul> </li> </ul>	<p><b>MM-AQ-11</b> <i>During any improvement project.</i></p> <p><b>MM-AQ-12</b> <i>Prior to issuance of any construction permits.</i></p>	<p><b>MM-AQ-11</b> <i>Planning Division.</i></p> <p><b>MM-AQ-12</b> <i>City Engineer.</i></p>	<p><b>MM-AQ-11</b> <i>Plan check.</i></p> <p><b>MM-AQ-12</b> <i>Plan check.</i></p>	

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		<p>Operational Mitigation Measures (Transportation):</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 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.</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>• 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 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.</li> <li>• Prior to issuance of any Site Development permits, the Director of</li> </ul>				

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		<p>the City of Coachella (City) Public Works Department, or designee, shall include prioritized parking for electric vehicles, hybrid vehicles, and alternative fuel vehicles.</p> <p>Operational Mitigation Measures (Landscaping). Project plans shall include following landscaping components:</p> <ul style="list-style-type: none"> <li>• The Project shall require landscaping and irrigation that reduces outside water demand by at least 20%.</li> <li>• 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).</li> <li>• 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"> <li>○ Community-based food production within the Project by planning for community gardens;</li> <li>○ Native plant species in landscaped areas;</li> <li>○ A 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</li> </ul> </li> </ul>				

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		<p>alternative ground cover can be used, such as artificial turf and/or xeriscaping; and</p> <ul style="list-style-type: none"> <li>○ Landscaping that provides shading of structures within 5 years of building completion.</li> </ul> <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"> <li>• Drought-tolerant landscaping, non-potable 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> <li>• Restriction of irrigated turf in parks to those uses dependent upon turf areas, such as playing fields and picnic areas;</li> <li>• An integrated storm water collection and conveyance system; and</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>				

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		<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"> <li>• Design to United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED);</li> <li>• GreenPoint Rated standard, or better for all new buildings constructed within the Project;</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 efficiency above the minimum requirements of Title 24;</li> <li>• 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</li> <li>• Utilization of high reflectance materials for paving and roofing materials on residential, commercial, and school buildings</li> </ul> <p>Operational Mitigation Measures (Other)</p>				

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		<ul style="list-style-type: none"> <li>• Require the use of electric or alternative fueled maintenance vehicles by all grounds maintenance contractors.</li> <li>• 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.</li> <li>• The City shall identify energy efficient street lights which are currently 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.</li> </ul> <p><b>MM-AQ-13</b> 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><b>SC-AQ-1</b> The Project is required to comply with regional rules that assist in reducing</p>	<p><b>MM-AQ-13</b> <i>Prior to issuance of a building permit.</i></p> <p><b>SC-AQ-1</b> <i>During grading /construction.</i></p>	<p><b>MM-AQ-13</b> <i>Planning Division.</i></p> <p><b>SC-AQ-1</b> <i>City Engineer and Building</i></p>	<p><b>MM-AQ-13</b> <i>Plan check - Separate submittal - reports, studies, plans.</i></p> <p><b>SC-AQ-1</b> <i>On-site inspection.</i></p>	

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		<p><u>short-term air pollutant emissions, per Chapter 8.20 of the City's Municipal Code. SCAQMD Rule 403 and 403.1 requires that fugitive dust be controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 and 403.1 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).</u></li> <li>• <u>Water active sites at least three times daily.</u></li> <li>• <u>Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.</u></li> <li>• <u>Pave construction access roads at least 100 feet onto the site from the main road.</u></li> </ul> <p><u>Reduce traffic speeds on all unpaved roads to 15 mph or less.</u></p>		<u>Division.</u>		
	<p>b. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>See <b>MM-AQ-1 through MM-AQ-13, and SC-AQ-1, above.</b></p>				

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	d. Would the Project expose sensitive receptors to substantial pollutant concentrations?	<i>See MM-AQ-1 through MM-AQ-10, above.</i>					
	e. Would the Project create objectionable odors affecting a substantial number of people?	<i>See MM-HYDRO-1, below.</i>					
	f. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<i>See MM-AQ-1 through MM-AQ-13, above.</i>					
Biological Resources	a. 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><b>MM-BIO-1</b> 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</p>	<i>MM-BIO-1 Prior to grading/ground disturbance.</i>	<i>MM-BIO-1 Planning Division.</i>	<i>MM-BIO-1 On-site inspection &amp; Separate submittal - reports, studies, plans.</i>		



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		<p>(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> <p><b>MM-BIO-2</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, 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> </ul>	<p><b>MM-BIO-2</b> <i>Prior to grading/ground disturbance.</i></p>	<p><b>MM-BIO-2</b> <i>Planning Division.</i></p>	<p><b>MM-BIO-2</b> <i>On-site inspection &amp; Separate submittal - reports, studies, plans.</i></p>	

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		<ul style="list-style-type: none"> <li>• Avoid direct destruction of occupied burrows through chaining (dragging a heavy chain over an area to remove shrubs) or disking.</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> <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 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><u>SC-BIO-1 CVMSHCP Mitigation Fee: The Project will be required to pay the</u></p>	<p><u>SC-BIO-1</u> <u>Prior to</u></p>	<p><u>SC-BIO-1</u> <u>Building</u></p>	<p><u>SC-BIO-1</u> <u>Conditions of</u></p>	

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		<p><u>appropriate Multiple Species Habitat Conservation Plan Mitigation Fee prior to issuance of a building permit, per Chapter 4.48 of the City's Municipal Code. The fees are assessed based on the particular type of development.</u></p> <p><b>SC-BIO-2</b> <u>Pre-Construction Burrowing Owl Survey: Prior to any ground-disturbing activities a "take avoidance survey" in accordance with CDFW for burrowing owl shall be conducted by a qualified biologist. The "take avoidance survey" shall occur within 14 days prior to any site disturbance, including grading. If burrowing owls are observed or detected on the project site during the pre-construction survey, construction activities shall halt, and the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of CDFW (see MM-BIO-2, below).</u></p>	<p><u>issuance of a building permit.</u></p> <p><b>SC-BIO-2</b> <u>Prior to any ground-disturbing activities (within 14 days of any site disturbance).</u></p>	<p><u>Division.</u></p> <p><b>SC-BIO-2</b> <u>Building Division and Planning Division.</u></p>	<p><u>Approval.</u></p> <p><b>SC-BIO-2</b> <u>Review Conditions of Approval and Survey.</u></p>	
	<p><u>b. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</u></p>	<p><u>See <b>SC-BIO-1</b>, above.</u></p>				
	<p><u>d. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with</u></p>	<p><u>See <b>MM-BIO-1</b>, above.</u></p>				

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	<p>established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>f. <u>Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</u></p>		<p><i>See <b>SC-BIO-1</b>, above.</i></p>			
Cultural Resources	<p>a. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p>	<p><b>MM-CUL-1</b> RIV-7835 Avoidance (Planning Area 5). 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 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><b>MM-CUL-2</b> Archaeological and Native American Monitors. Prior to commencement of any grading activity on the Project site and consistent with the</p>	<p><b>MM-CUL-1</b> <i>Prior to the issuance of a grading permit.</i></p> <p><b>MM-CUL-2</b> <i>Prior to commencement of any grading</i></p>	<p><b>MM-CUL-1</b> <i>Planning Division and Project archaeologist.</i></p> <p><b>MM-CUL-2</b> <i>City of Coachella (City) Director of</i></p>	<p><b>MM-CUL-1</b> <i>Plan check.</i></p> <p><b>MM-CUL-2</b> <i>Plan check.</i></p>	

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		<p>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 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><i>activity.</i></p>	<p><i>Development Services, or designee.</i></p>		
	<p>b. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p>	<p>See <b>MM-CUL-2</b>, above.</p> <p><b>MM-CUL-3</b> Archaeological Monitoring Plan and Accidental Discovery. Prior to commencement of any grading activity on the Project site and consistent with the findings of the cultural resources surveys and reports regarding the sensitivity of each area on the Project site for cultural resources, the City shall prepare a Monitoring Plan. The Monitoring Plan shall</p>	<p><b>MM-CUL-3</b> <i>Prior to commencement of any grading activity.</i></p>	<p><b>MM-CUL-3</b> <i>City's Director of Development Services.</i></p>	<p><b>MM-CUL-3</b> <i>Plan check.</i></p>	

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		<p>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> <ul style="list-style-type: none"> <li>(1) A list of personnel involved in the monitoring activities;</li> <li>(2) A description of how the monitoring shall occur;</li> <li>(3) A description of frequency of monitoring (e.g., full-time, part-time, spot checking);</li> <li>(4) A description of what resources may be encountered;</li> <li>(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);</li> <li>(6) A description of procedures for halting work on site and notification procedures; and</li> <li>(7) A description of monitoring reporting procedures.</li> </ul> <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</p>				

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		<p>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 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</p>				

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		<p>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 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</p>				



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		<p>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><b>MM-CUL-5</b> Paleontological Resources Impact Mitigation Program. Prior to commencement of any grading activity on the Project site and consistent with the findings of the paleontological resources surveys and reports regarding the sensitivity of each area on the Project site for paleontological resources, the City'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 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 pre-grade conference in order to explain the mitigation measures associated with the Project.</li> </ul>	<p><i>Prior to commencement of any grading activity.</i></p>	<p><i>City's Director of Development Services, or designee.</i></p>	<p><i>Plan check &amp; Separate submittal - reports, studies, plans.</i></p>	

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		<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 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</li> </ul>				

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		<p>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"> <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 Eastern Information Center c/o Dept. of Anthropology, University of California Riverside.</li> <li>• Preparation of a report of findings with</li> </ul>				

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		<p>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 progresses.</p>				
	<p>d. Would the Project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p><b>MM-CUL-4</b> 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</p>	<p><i>During site disturbance, grading, or other construction activities.</i></p>	<p><i>City's Director of Development Services, or designee.</i></p>	<p><i>On-site inspection &amp; Separate submittal - reports, studies, plans.</i></p>	

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		<p>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 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	a. 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	<b>MM-GEO-1</b> Compliance with Geotechnical Investigations. 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	<i>Prior to approval of any future development applications.</i>	<i>Building Division.</i>	<i>Plan check &amp; Separate submittal - reports, studies, plans.</i>	

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	<p>delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</p>	<p>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 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 current building code) and the requirements and standards contained in</p>				

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		<p>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>b. 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 <b>MM-GEO-1</b>, above.</p> <p><b>MM-GEO-2</b> California Building Code Compliance and Seismic Standards. Structures and retaining walls, if proposed, shall be designed in accordance with the seismic regulations as recommended in the CBC. Prior to issuance of any building permits, the Project engineer and the 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><b>MM-GEO-2</b> Prior to issuance of any building permits.</p>	<p><b>MM-GEO-2</b> Project engineer and the City's Director of Development Services, or designee.</p>	<p><b>MM-GEO-2</b> Plan check.</p>	
	<p>c. 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 style="text-align: center;">See <b>MM-GEO-1</b>, above.</p>				

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	e. Would the Project result in substantial soil erosion or the loss of topsoil?	<i>See MM-GEO-1, above.</i>					
	f. 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><b>MM-GEO-3</b> Subsidence. 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>	<p><b>MM-GEO-3</b> <i>Prior to issuance of any grading permits.</i></p>	<p><b>MM-GEO-3</b> <i>City Engineer.</i></p>	<p><b>MM-GEO-3</b> <i>Plan check.</i></p>		
	g. 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><b>MM-GEO-4</b> Expansive Soils. 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</p>	<p><i>Prior to issuance of grading permits.</i></p>	<p><i>City Engineer.</i></p>	<p><i>Plan check &amp; Separate submittal - reports, studies, plans.</i></p>		



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		<p>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>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	a. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>MM-HAZ-1</b> 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	<b>MM-HAZ-1</b> <i>During grading, and/or during construction.</i>	<b>MM-HAZ-1</b> <i>Building Division and County Department of Environmental Health or the Department of Toxic Substances Control.</i>	<b>MM-HAZ-1</b> <i>On-site inspection.</i>	

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		<p>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 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><b>MM-HAZ-2</b> 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</p>	<p><b>MM-HAZ-2</b> During grading.</p>	<p><b>MM-HAZ-2</b> Building Division and County of Department of Environmental Health or the State Department of Toxic Substances Control.</p>	<p><b>MM-HAZ-2</b> On-site inspection.</p>	

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		<p>of material and define 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><b>MM-HAZ-3</b> 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><b>MM-HAZ-3</b> Prior to the issuance of a grading permit.</p>	<p><b>MM-HAZ-3</b> Riverside County Community Health Agency, Department of Environmental Health, Water Engineering Department.</p>	<p><b>MM-HAZ-3</b> Plan check.</p>	

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		<p>Department of Environmental Health, Water Engineering Department.</p> <p><b>MM-HAZ-4</b> 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><b>MM-HAZ-5</b> 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 guidelines set by an oversight agency</p>	<p><b>MM-HAZ-4</b> Prior to the issuance of a grading permit.</p> <p><b>MM-HAZ-5</b> Prior to grading permit final.</p>	<p><b>MM-HAZ-4</b> County Department of Environmental Health or the State Department of Toxic Substances Control.</p> <p><b>MM-HAZ-5</b> County Department of Environmental Health or the Department of Toxic Substances Control.</p>	<p><b>MM-HAZ-4</b> Plan check.</p> <p><b>MM-HAZ-5</b> Plan check.</p>	

Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
	<p>such as the Department of Environmental Health or the Department of Toxic Substances Control, prior to grading permit final.</p> <p>b. 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>such as the Department of Environmental Health or the Department of Toxic Substances Control, prior to grading permit final.</p>				
<p><u>Hydrology and Water Quality</u></p>	<p>a. <u>Would the Project violate any water quality standards or waste discharge requirements?</u></p>	<p><b>SC-HYD-1</b> <u>Construction General Permit. Prior to issuance of a grading permit, the applicant shall obtain coverage for each phase of the project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002) (Construction General Permit), or subsequent issuance. The applicant shall provide the Waste Discharge Identification Numbers to the City of Coachella Director of Public Works to demonstrate proof of coverage under the Construction General Permit, per Chapter 13.16 of the City's Municipal Code. A 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 BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to</u></p>	<p><b>SC-HYD-1</b> <u>Prior to issuance of a grading permit.</u></p>	<p><b>SC-HYD-1</b> <u>City Engineer.</u></p>	<p><b>SC-HYD-1</b> <u>Review Waste Discharge Identification Numbers.</u></p>	

Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p><u>control the discharge of pollutants in storm water runoff as a result of construction activities.</u></p> <p><b>SC-HYD-2</b> <u>Water Quality Management Plans. Prior to issuance of grading permits, the applicant shall submit a Final Water Quality Management Plan for each phase of the project to the City of Coachella Director of Public Works for review and approval, per Chapter 13.16 of the City's Municipal Code. The Final WQMPs shall be consistent with the requirements of the Whitewater River Region Water Quality Management Plan for Urban Runoff (January 2011 or subsequent issuance). Project-specific Site Design, Source Control, and Treatment Control 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.</u></p> <p><u>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,</u></p>	<p><b>SC-HYD-2</b> <u>Prior to issuance of a grading permit.</u></p>	<p><b>SC-HYD-2</b> <u>City Engineer.</u></p>	<p><b>SC-HYD-2</b> <u>Review Final WQMP.</u></p>	

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		<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 and construction wetlands), filtration systems (sand filters and media filters), water quality inlets, hydrodynamic separator systems (hydrodynamic devices, baffle boxes, swirl concentrators, or cyclone</u></p>				

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		<p>separators), and manufactured or proprietary devices.</p> <p><b>SC-HYD-3</b> Best Management Practices (BMP) Maintenance and Management Program. Prior to the issuance of a grading permit, a detailed maintenance and management program for construction and post-construction storm water facilities shall be prepared that includes, but is not be limited to: detailed landscaped design criteria, a detailed plan for the control of vectors indigenous to wetlands, a detailed plan for the control of mosquitos (in addition to a separate Vector Control Program for nonstorm water facilities – see below), 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, per Chapter 13.16 of the City's Municipal Code.</p>	<p><b>SC-HYD-3</b> Prior to issuance of a grading permit.</p>	<p><b>SC-HYD-3</b> City Engineer.</p>	<p><b>SC-HYD-3</b> Review maintenance and management program.</p>	
	<p>c. Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<p>See <b>SC-HYD-1</b> through <b>SC-HYD-3</b>, above.</p> <p><b>SC-HYD-4</b> Hydrology Reports. Prior to issuance of grading permits, the applicant shall submit a final hydrology report for each phase of the Project to the City of Coachella City Engineer-1 for review and approval, per Chapter 13.16 of the City's Municipal Code. 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><b>SC-HYD-4</b> Prior to issuance of a grading permit.</p>	<p><b>SC-HYD-4</b> City Engineer.</p>	<p><b>SC-HYD-4</b> Review Final Hydrology Report.</p>	



Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)	
	<p>e. <u>Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantially additional sources of polluted runoff?</u></p>	<p><u>See <b>SC-HYD-1</b> through <b>SC-HYD-4</b>, above.</u></p>					
	<p>f. Would the Project otherwise substantially degrade water quality?</p>	<p><u>See <b>SC-HYD-2</b> and <b>SC-HYD-3</b>, above.</u></p> <p><b>MM-HYD-1</b> 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><b>MM-HYD-1</b> Prior to issuance of grading permits.</p>	<p><b>MM-HYD-1</b> Coachella Valley Mosquito and Vector Control District.</p>	<p><b>MM-HYD-1</b> Plan check &amp; Separate submittal - reports, studies, plans.</p>		
<p><u>Land Use and Planning</u></p>	<p>b. <u>Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?</u></p>	<p><u>See <b>SC-BIO-1</b>, above.</u></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</p>	<p><b>MM-NOI-1</b> During any earth movement construction activities during any phase of development the developer shall:</p> <ul style="list-style-type: none"> <li>Locate stationary construction noise sources such as generators or pumps at least 300 feet from sensitive land uses, as feasible;</li> </ul>	<p><b>MM-NOI-1</b> During any earth movement construction activities.</p>	<p><b>MM-NOI-1</b> Building Division.</p>	<p><b>MM-NOI-1</b> On-site inspection.</p>		

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	standards of other agencies?	<ul style="list-style-type: none"> <li>• Locate construction staging areas as far from noise sensitive land uses as feasible;</li> <li>• Ensure all construction equipment is equipped with appropriate noise attenuating devices to reduce the construction equipment noise by 8 to 10 dBA;</li> <li>• Turn off idling equipment when not in use;</li> <li>• Maintain equipment so that vehicles and their loads are secured from rattling and banging;</li> <li>• 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</li> <li>• 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"> <li>○ 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.</li> </ul> </li> </ul>				

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		<ul style="list-style-type: none"> <li>○ The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</li> </ul> <p><b>MM-NOI-2</b> 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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>MM-NOI-3</b> Prior to the approval of an implementing project, the Project applicant shall submit plans to the Building and</p>	<p><b>MM-NOI-2</b> <i>Prior to the approval of an implementing project</i></p> <p><b>MM-NOI-3</b> <i>Prior to the approval of an</i></p>	<p><b>MM-NOI-2</b> <i>Building Division.</i></p> <p><b>MM-NOI-3</b> <i>Building</i></p>	<p><b>MM-NOI-2</b> <i>Plan check.</i></p> <p><b>MM-NOI-3</b> <i>Plan check.</i></p>	



Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>or patios.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>MM-NOI-5</b> 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><b>SC-NOI-1</b> <u>The City has established certain hours during the day when construction can occur to minimize potential disturbance to sensitive receptors. The Project applicant shall comply with these requirements, which are shown below:</u> <u>October 1<sup>st</sup> through April 30<sup>th</sup></u></p> <ul style="list-style-type: none"> <li>• <u>Monday—Friday: 6:00 a.m. to 5:30 p.m.</u></li> <li>• <u>Saturday: 8:00 a.m. to 5:00 p.m.</u></li> <li>• <u>Sunday: 8:00 a.m. to 5:00 p.m.</u></li> <li>• <u>Holidays: 8:00 a.m. to 5:00 p.m.</u></li> </ul> <p><u>May 1<sup>st</sup> through September 30<sup>th</sup></u></p>	<p><b>MM-NOI-5</b> <i>Prior to the approval of an implementing project.</i></p> <p><b>SC-NOI-1</b> <i>During construction.</i></p>	<p><b>MM-NOI-5</b> <i>Building Division.</i></p> <p><b>SC-NOI-1</b> <i>Building Division.</i></p>	<p><b>MM-NOI-5</b> <i>Plan check &amp; Separate submittal - reports, studies, plans.</i></p> <p><b>SC-NOI-1</b> <i>On-site inspection.</i></p>	

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		<ul style="list-style-type: none"> <li>• <u>Monday—Friday: 5:00 a.m. to 7:00 p.m.</u></li> <li>• <u>Saturday: 8:00 a.m. to 5:00 p.m.</u></li> <li>• <u>Sunday: 8:00 a.m. to 5:00 p.m.</u></li> <li>• <u>Holidays: 8:00 a.m. to 5:00 p.m.</u></li> </ul>					
	b. Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<i>See MM-NOI-2 through MM-NOI-5, above.</i>					
	c. Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<i>See MM-NOI-2 and SC-NOI-1, above.</i>					
Public Services	a. <u>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for Fire Protection and Emergency Response Services?</u>	<b>SC-PS-1</b> Development Impact Fee. The Project applicant shall pay Development impact fees at the time an application is made for a building permit.	<i>Prior to the issuance of a building permit</i>	<i>Planning Division and Building Division.</i>	<i>Review project Conditions of Approval.</i>		
	b. <u>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant</u>	<i>See SC-PS-1, above.</i>					

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	<u>environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for Sheriff Law Enforcement Services?</u>					
	<u>c. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for School/Education Services?</u>	<b>SC-PS-2</b> School Fees. The Project applicant shall pay school fees at the time an application is made for a building permit.	<u>Prior to the issuance of a building permit</u>	<u>Planning Division and Building Division.</u>	<u>Review project Conditions of Approval.</u>	
	<u>d. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</u>	<u>See SC-PS-1, above.</u> <b>SC-REC-1</b> Quimby Requirement. Prior to the recordation of a final map, the Project applicant shall offer dedication of land and/or make in-lieu payment of Quimby Fees for park or recreational purposes shall be at the rate of three acres per 1,000 residents.	<b>SC-REC-1</b> <u>Prior to the recordation of a final map.</u>	<b>SC-REC-1</b> <u>Planning Division.</u>	<b>SC-REC-1</b> <u>Plan check and Conditions of Approval.</u>	
	<u>e. Would the Project Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</u>	<u>See SC-PS-1 and SC-REC-1, above.</u>				
	<u>f. Other Services – Library Services</u>	<u>See SC-PS-1, above.</u>				

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Transportation/ Traffic	a. 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 system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<p><b>MM-TR-1</b> 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> <p>Roadway Segment Improvements</p> <ul style="list-style-type: none"> <li>o Construct new extension of Shadow View Boulevard from to Dillon Road to Avenue 48;</li> <li>o Construct new extension of Avenue 47 from Tyler Street to Shadow View Boulevard; and</li> <li>o Construct new extension of Avenue 48 from Tyler Street to Shadow View Boulevard.</li> </ul> <ul style="list-style-type: none"> <li>• <u>Roadway Segment Improvements Intersection of Dillon Road and Shadow View Boulevard:</u> <ul style="list-style-type: none"> <li>o <del>Construct new extension of Shadow View Boulevard from to Dillon Road to Avenue 48;</del></li> <li>o <del>Construct new extension of Avenue 47 from Tyler Street to Shadow View Boulevard; and</del></li> <li>o <del>Construct new extension of Avenue 48 from Tyler Street to Shadow View Boulevard.</del></li> <li>o <del>Construct new extension of Avenue 47/Shadow View Boulevard to Dillon Road.</del> <ul style="list-style-type: none"> <li>o Install traffic signal</li> <li>o Install southbound (SB) left-turn lane.</li> <li>o Install westbound (WB) left-turn lane.</li> <li>o Install WB right-turn signal.</li> </ul> </li> </ul> </li> <li>• Intersection of Tyler Street and Avenue 47:</li> </ul>	<b>MM-TR-1</b> <i>Prior to the 1<sup>st</sup> occupancy.</i>	<b>MM-TR-1</b> <i>City Engineer.</i>	<b>MM-TR-1</b> <i>Plan check.</i>	



Impact Category	Impact	Mitigation Measures and/or Standard Conditions	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<ul style="list-style-type: none"> <li>o Install all-way stop signs.</li> <li>• Intersection of Tyler Street and Avenue 48:                             <ul style="list-style-type: none"> <li>o Install all-way stop signs.</li> </ul> </li> <li>• Intersection of Street "A" and Vista Del Sur:                             <ul style="list-style-type: none"> <li>o Install all-way stop signs.</li> <li>o Install NB left-turn lane.</li> <li>o Install EB right-turn signal.</li> </ul> </li> <li>• Intersection of Street "A" and Avenue 47:                             <ul style="list-style-type: none"> <li>o Install all-way stop signs.</li> <li>o Install northbound (NB) left-turn lane.</li> <li>o Install NB thru-turn lane.</li> <li>o Install NB thru/right-turn lane.</li> <li>o Install SB left-turn lane.</li> <li>o Install SB thru-turn lane.</li> <li>o Install SB thru/right-turn lane.</li> <li>o Install eastbound (EB) left-turn lane.</li> <li>o Install EB thru-turn lane.</li> <li>o Install EB thru/right-turn lane.</li> <li>o Install WB left-turn lane.</li> <li>o Install WB thru-turn lane.</li> <li>o Install WB thru/right-turn lane.</li> </ul> </li> <li>• Intersection of Street "A" and Avenue 48:                             <ul style="list-style-type: none"> <li>o Install all-way stop signs.</li> <li>o Install NB left-turn lane.</li> <li>o Install NB thru-turn lane.</li> <li>o Install NB thru/right-turn lane.</li> <li>o Install SB left-turn lane.</li> <li>o Install SB thru-turn lane.</li> <li>o Install SB thru/right-turn lane.</li> <li>o Install EB left-turn lane.</li> <li>o Install EB thru-turn lane.</li> </ul> </li> </ul>				

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		<ul style="list-style-type: none"> <li>○ Install EB thru/right-turn lane.</li> <li>○ Install WB left-turn lane.</li> <li>○ Install WB thru-turn lane.</li> <li>○ Install WB thru/right-turn lane.</li> <li>● Intersection of Polk Street and Avenue 48: Install all-way stop signs.</li> </ul> <p><b>MM-TR-2</b> For Project Completion (Year 2022) With Project Conditions, the Project applicant is required to make the following improvements at the following intersections (prior to the 1<sup>st</sup> occupancy):</p> <ul style="list-style-type: none"> <li>● Tyler Street and Avenue 47:                             <ul style="list-style-type: none"> <li>○ Install NB left-turn lane.</li> <li>○ Install NB thru-turn lane.</li> <li>○ Install SB left-turn lane.</li> <li>○ Install SB thru-turn lane.</li> <li>○ Install EB left-turn lane.</li> <li>○ Install EB thru-turn lane.</li> <li>○ Install WB left-turn lane.</li> <li>○ Install WB thru-turn lane.</li> </ul> </li> <li>● Intersection of SR-86 and Avenue 50:                             <ul style="list-style-type: none"> <li>○ Install a traffic signal.</li> </ul> </li> </ul> <p><b>MM-TR-3</b> 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 1<sup>st</sup> occupancy):</p> <ul style="list-style-type: none"> <li>● Dillon Road and I-10 WB Ramps:</li> </ul>	<p><b>MM-TR-2</b> <i>Prior to the 1<sup>st</sup> occupancy.</i></p> <p><b>MM-TR-3</b> <i>Prior to the 1<sup>st</sup> occupancy.</i></p>	<p><b>MM-TR-2</b> <i>City Engineer.</i></p> <p><b>MM-TR-3</b> <i>City Engineer.</i></p>	<p><b>MM-TR-2</b> <i>Plan check.</i></p> <p><b>MM-TR-3</b> <i>Plan check.</i></p>	

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		<ul style="list-style-type: none"> <li>13.5%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> </ul> </li> <li>• Dillon Road and I-10 EB Ramps: 17.94%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> </ul> </li> <li>• Dillon Road and Shadow View Boulevard: 20.86%                             <ul style="list-style-type: none"> <li>○ Install Two (2) NB right-turn lanes</li> <li>○ Install NB right-turn overlap phase</li> <li>○ Install One (1) additional SB left-turn lane</li> <li>○ Install One (1) additional WB left-turn lane</li> <li>○ Install WB right-turn overlap phase</li> </ul> </li> <li>• Dillon Road and SR-86 NB Ramps: 22.83%                             <ul style="list-style-type: none"> <li>○ Install One (1) additional NB thru lane</li> </ul> </li> <li>• Dillon Road and SR-86 SB Ramps: 24.14%                             <ul style="list-style-type: none"> <li>○ Install One (1) additional NB thru lane</li> <li>○ Install One (1) additional NB right-turn lane</li> </ul> </li> <li>• Dillon Road and Avenue 48: 23.96%                             <ul style="list-style-type: none"> <li>○ Install One (1) additional EB right-turn lane</li> <li>○ Install One (1) additional WB right-turn lane</li> </ul> </li> <li>• Tyler Street and Avenue 47: 48.34%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> <li>○ Install One (1) additional NB left-turn lane</li> </ul> </li> <li>• Tyler Street and Avenue 48: 32.62%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> <li>○ Install NB left-turn lane</li> </ul> </li> </ul>				

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		<ul style="list-style-type: none"> <li>○ Install NB thru lane</li> <li>○ Install SB left-turn lane</li> <li>○ Install SB thru lane</li> <li>○ Install EB left-turn lane</li> <li>○ Install EB thru lane</li> <li>○ Install WB left-turn lane</li> <li>○ Install WB thru lane</li> <li>• Tyler Street at Avenue 50: 13.82%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> <li>○ Install Three (3) NB left-turn lanes</li> <li>○ Install One (1) additional SB thru lane</li> <li>○ Install Two (2) additional SB right-turn lanes</li> <li>○ Install SB right-turn overlap phase</li> <li>○ Install Two (2) EB left-turn lanes</li> <li>○ Install Two (2) EB right-turn lanes</li> <li>○ Install EB right-turn overlap phase</li> </ul> </li> <li>• SR-86 and Avenue 50: 13.59%                             <ul style="list-style-type: none"> <li>○ Install One (1) additional NB thru lane</li> <li>○ Install Two (2) additional SB right-turn lanes</li> <li>○ Install Two (2) additional EB left-turn lanes</li> <li>○ Install One (1) additional EB thru lane</li> <li>○ Install One (1) EB right-turn lane</li> <li>○ Install One (1) WB right-turn lane</li> <li>○ Install One (1) additional WB thru lane</li> <li>○ Improve signal phasing to protected east/west</li> </ul> </li> <li>• Polk Street at Avenue 50: 3.33%                             <ul style="list-style-type: none"> <li>○ Install Traffic Signal</li> <li>○ Install NB left-turn lane</li> <li>○ Install NB thru turn lane</li> </ul> </li> </ul>				

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		<ul style="list-style-type: none"> <li>○ Install SB left-turn lane</li> <li>○ Install SB thru turn lane</li> <li>○ Install EB left-turn lane</li> <li>○ Install EB thru turn lane</li> <li>○ Install WB left-turn lane</li> <li>○ Install WB thru turn lane</li> </ul> <p><b><u>SC-TR-1</u></b> Regional Funding Mechanisms. The applicant shall participate in any approved transportation or development impact fees, such as TUMF fees, required by the City of Coachella per Chapter 4.40 of the City's Municipal Code.</p>	<p><b><u>SC-TR-1</u></b> Prior to the issuance of a building permit.</p>	<p><b><u>SC-TR-1</u></b> City Engineer.</p>	<p><b><u>SC-TR-1</u></b> Conditions of Approval.</p>	
	<p>b. 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 by the county congestion management agency for designated roads or highways?</p>	<p>See <b><u>MM-TR-2</u></b>, <b><u>MM-TR-3</u></b>, and <b><u>SC-TR-1</u></b>, above.</p>				

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	<p>c. 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>	<p><b>MM-TR-4</b> 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><b>MM-TR-5</b> 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><b>MM-TR-4</b> <i>Prior to any construction on the Project site.</i></p> <p><b>MM-TR-5</b> <i>Concurrent with subsequent development projects within the Specific Plan.</i></p>	<p><b>MM-TR-4</b> <i>City Engineering Department.</i></p> <p><b>MM-TR-5</b> <i>City Engineering Department and Sunline Transit District.</i></p>	<p><b>MM-TR-4</b> <i>Plan check &amp; Separate submittal - reports, studies, plans.</i></p> <p><b>MM-TR-5</b> <i>Plan check.</i></p>	
	<p>d. Would the Project result in inadequate emergency access?</p>	<p>See <b>MM-TR-4</b>, above.</p>				
	<p>e. 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?</p>	<p>See <b>MM-TR-5</b>, above.</p>				
<p>Utilities and Service Systems</p>	<p>b. Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant</p>	<p><b>SC-UTIL-1</b> Prior to the issuance of a building permit, the Project proponent shall pay the applicable connection fee for water and sewer.</p>	<p><i>Prior to the issuance of a building permit.</i></p>	<p><i>City Engineer.</i></p>	<p><i>Review receipt of paid fees.</i></p>	

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	<u>environmental effects?</u>					
	c. <u>Would the Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</u>	<u>See SC-HYD-1, SC-HYD-2, SC-HYD-3, and SC-HYD-4, above.</u>				
	d. <u>Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</u>	<p><u>See SC-UTIL-1, above.</u></p> <p><b>SC-UTIL-2</b> <u>The Project shall implement the following measures to ensure the efficient use of water resources and to meet and maintain the goals of the 2010 CVWMP:</u></p> <ol style="list-style-type: none"> <li>1. <u>To the greatest extent practicable, native plant materials and other drought-tolerant plants will be used in all non-turf areas of Project landscaping. Large expanses of lawn and other water-intensive landscaped areas shall be kept to the minimum necessary and consistent with the functional and aesthetic needs of the Project, while providing soil stability to resist erosion;</u></li> <li>2. <u>Potential use of the Coachella Canal for construction water and Project landscaping may further reduce Project demand for potable water. This will be reviewed for feasibility and subject to agreements between the City and CVWD since the Project lies outside of the IID boundary;</u></li> <li>3. <u>In the event recycled water becomes available to the Project, the potential</u></li> </ol>	<b>SC-UTIL-2</b> <u>Submittal of building plans for implementing projects.</u>	<b>SC-UTIL-2</b> <u>Planning Division and Building Division.</u>	<b>SC-UTIL-2</b> <u>Plan check.</u>	

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		<p><u>use of tertiary treated water will be reviewed to determine feasibility of its use for on-site landscaped areas to reduce the use of groundwater for irrigation;</u></p> <p>4. <u>The installation and maintenance of efficient on-site irrigation systems will minimize runoff and evaporation, and maximize effective watering of plant roots. Drip irrigation and moisture detectors will be used to the greatest extent practicable to increase irrigation efficiency;</u></p> <p>5. <u>The use of low-flush toilets and water-conserving showerheads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.</u></p> <p><b>SC-UTIL-3</b> <u>Implementing Projects within the Specific Plan shall incorporate the following design features:</u></p> <p><u>Design strategies for water efficiency include:</u></p> <ul style="list-style-type: none"> <li>• <u>Reduce potable water demand through landscaping, non-potable reclaimed, well or canal water for irrigation purposes (when available), and high efficiency plumbing fixtures and appliances;</u></li> <li>• <u>Utilize high efficiency plumbing and</u></li> </ul>	<p><b><u>SC-UTIL-3</u></b> <u>Submittal of building plans for implementing projects.</u></p>	<p><b><u>SC-UTIL-3</u></b> <u>Planning Division and Building Division.</u></p>	<p><b><u>SC-UTIL-3</u></b> <u>Plan check.</u></p>	



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		<p><u>fixtures;</u></p> <ul style="list-style-type: none"> <li>• <u>Utilize efficient irrigation controls to reduce water;</u></li> <li>• <u>Reduce the amount of irrigated turf in parks;</u></li> <li>• <u>Minimum of 75% of all front yard landscaping shall be limited to desert-scape or xeriscape materials;</u></li> <li>• <u>Implement an integrated stormwater collection and conveyance system designed to treat and convey development-related runoff; provide 100-year flood protection to flood prone areas; increase groundwater recharge (where practical) through on-site retention basins, and improve water quality on-site and downstream through on-site water quality basins;</u></li> <li>• <u>Support the development of reclaimed water supplies in the City of Coachella and the Specific Plan.</u></li> </ul> <p><u>Landscape design strategies include:</u></p> <ul style="list-style-type: none"> <li>• <u>Utilize native plant choices to the greatest extent possible;</u></li> <li>• <u>Develop a plant palette that focuses on shading of pedestrian activity areas will promote use of non-motorized transportation and reduce the urban heat island effect;</u></li> <li>• <u>Promote the development of tree-lined streets to encourage walking, biking, and transit use, and reduce urban heat island effects;</u></li> <li>• <u>Minimum of 75% of all front yard landscaping shall be limited to desert-</u></li> </ul>				

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		<p><u>scape or xeriscape materials.</u></p> <ul style="list-style-type: none"> <li>• <u>Incorporate natural site elements (significant rock outcroppings, drainage corridors, bioswales) as design features;</u></li> <li>• <u>Use Low Impact Development (LID) techniques to control stormwater flows on-site;</u></li> <li>• <u>Incorporate stormwater and/or water quality facilities close to the source within each planning area, protecting site and regional water quality by reducing sediment and nutrient loads to water bodies on-site and downstream; and</u></li> <li>• <u>Mimic the predevelopment site hydrology by using site design techniques that store, infiltrate, evaporate, and retain runoff to reduce off-site runoff and facilitate groundwater recharge.</u></li> </ul> <p><u>General direction for design of the landscaped places:</u></p> <ul style="list-style-type: none"> <li>• <u>Implementation of landscape concepts that use drought tolerant plant pallets that are low-water use and well adapted to the desert climates;</u></li> <li>• <u>Incorporate eco-friendly designs, such as optimizing building orientation, reducing potable water use for irrigation and implementing shade strategies;</u></li> <li>• <u>Alley-loaded design concepts, which maximize streetscapes with emphasis</u></li> </ul>				

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		<p><u>on pedestrians by providing shade, amenities and connectivity throughout the project site;</u></p> <ul style="list-style-type: none"> <li>• <u>Incorporate the latest design principles of environmental sensitivity, conservation, and sustainability into the landscape planning and design;</u></li> <li>• <u>Promote design concepts that create lots fronting to open space areas, creating community-gathering places for local residents;</u></li> <li>• <u>Provide structures, pedestrian friendly streets, bicycle lanes, sidewalks and public gathering places that facilitate local, non-vehicular transportation;</u></li> <li>• <u>Planting areas and medians will be irrigated with high efficiency automatic irrigation system;</u></li> <li>• <u>Collection and treatment of urban runoff using multiple water quality basins throughout the project;</u></li> <li>• <u>Utilize high-efficiency plumbing fixtures that meet or exceed the CALGREEN code.</u></li> </ul>				
	<p>f. Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?</p>	<p><b>SC-UTIL-4</b> The Project shall comply with the following provisions of the Municipal Code regulates impacts on construction solid waste:</p> <ol style="list-style-type: none"> <li>1. <u>Meet the diversion requirement of at least fifty (50) percent of all construction waste.</u></li> <li>2. <u>Submit a construction and demolition waste plan (on the required forms).</u></li> <li>3. <u>Submit a performance security along with the application required for a construction permit. City-owned</u></li> </ol>	<p><b>SC-UTIL-4</b> <u>Prior to the issuance of a grading permit.</u></p>	<p><b>SC-UTIL-4</b> <u>Building Division.</u></p>	<p><b>SC-UTIL-4</b> <u>Plan check.</u></p>	

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		<p><u>projects will not be required to pay the performance security.</u></p> <p><b>SC-UTIL-5</b> <u>The Project shall participate in curbside recycling and compliance with Riverside County's IWMP will reduce Project impacts on existing solid waste facilities and mandated AB 939 diversion goals.</u></p>	<p><b>SC-UTIL-5</b> <u>Prior to the issuance of a certificate of occupancy for implementing projects.</u></p>	<p><b>SC-UTIL-5</b> <u>Building Division.</u></p>	<p><b>SC-UTIL-5</b> <u>Plan check.</u></p>	
	<p>g. <u>Would the Project comply with federal, state, and local statutes, and regulations related to solid waste?</u></p>	<p><b><u>SC-UTIL-4 and SC-UTIL-5</u></b></p>				
	<p>h. <u>Would the Project require or result in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects to Electricity?</u></p>	<p><b>SC-UTIL-6</b> <u>The Project shall be consistent with the provisions of California Code of Regulations Title 24, Part 6, California's Energy Efficiency Standards for Residential and Nonresidential Buildings.</u></p>	<p><u>Prior to the issuance of a building permit for implementing projects.</u></p>	<p><u>Building Division.</u></p>	<p><u>Plan check.</u></p>	