

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
<b>Aesthetics</b>				
<b>RR-1</b>	City Staff shall incorporate the DLVSP's Design Guidelines and Standards (Section 6) and structural height provisions from City Zoning Ordinance 17.40.160, Height determination (structures,) in the review process for all building structures proposed within the DLVSP.	Community Development Director or his/her designee	Prior to approval of final development plans for each project	
<b>RR-2</b>	During the review process for proposed development within the project site, City Staff shall ensure that project applicant(s) incorporate the following lighting standards into their design the City's Outdoor Lighting Standards (Section 17.40.170, Outdoor Lighting Standards), Table 17.40.170 of the Zoning Ordinance (Requirements for Shielding and Filtering of Outdoor Lighting) and shall incorporate guidelines from Section 6.5 of the Specific Plan (Lighting Design).	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to approval of final development plans for each project	
<b>Air Quality</b>				
<b>AQ-1</b>	Architectural coatings applied to buildings within the project site are to be limited to 10 grams per liter VOC and traffic paints shall be limited to 100 grams per liter VOC content and shall be verified by the City Building Official or his/her designee, prior to application of coatings and/or traffic paint.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	
<b>AQ-2</b>	The project proponent shall require that all applicable SCAQMD Rules and Regulations (as detailed in Section 4.3.2) are complied with during construction and the construction contractor use construction equipment that has Tier 4 final engines, level 3 diesel particulate filters (DPF), with oxidation catalyst that have a 20 percent reduction in emissions.	Project Applicant(s)/Developer(s), Construction Contractor	During Construction	
<b>AQ-3</b>	The project proponent shall require the use of the onsite sustainability design features, including: solar panels on all industrial building rooftops (except cultivation buildings) and carport shade structures and a solar farm and/or wind farm; that will provide at least 10 percent of the electrical energy needs for the project site.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	During review of building plans/site plan review	
<b>AQ-4</b>	The project proponent shall require that: all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20 percent per CalGreen Standards, water-efficient landscaping practices are employed onsite.	Project Applicant(s)/Developer(s), Building Official or his/her designee	During review of building plans/site plan review	

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<b>AQ-5</b>	The project proponent shall require recycling programs that reduces waste to landfills by a minimum of 75 percent (per AB 341).	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction and ongoing during operation	
<b>AQ-6</b>	The project proponent shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed onsite.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	
<b>AQ-7</b>	The project proponent shall require that employee vanpool/ride share programs shall be provided for at least 80 percent of onsite employees.	Project Applicant(s)/Developer(s); Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy	
<b>AQ-8</b>	Re-application of architectural coatings to protect buildings will be limited to 10 grams per liter VOC and traffic paints shall be limited to 100 grams per liter VOC content.	Project Applicant, Construction Contractor, Building Official or his/her designee	Ongoing as proposed reapplication of coatings are required	
<b>AQ-9</b>	The project proponent shall provide sidewalks onsite. Will maintain consistency with the City's General Plan Policy 3 (Air Quality Goals, Policies and Programs) regarding development of pedestrian-oriented retail centers.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	
<b>AQ-10</b>	The project proponent shall require that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet 2016 Green Building Code Standards.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During review of building plans/site plan review	
<b>AQ-11</b>	If a distribution center with more than 100 daily truck trips is constructed within the project site within 1,000 feet from the property lines of existing single-family detached residential dwelling units located to the	Project Applicant(s)/Developer(s), Air Quality Specialist,	Prior to approval of building permits	

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	southeast of the project site, then the project proponent will require that the individual applicant proposing development prepare a Health Risk Assessment (HRA) to ensure that the cancer risk to existing sensitive uses does not exceed the SCAQMD MICR TAC threshold of 10 in 1 million. If the SCAQMD MICR TAC threshold of 10 in 1 million is exceeded, then the proposed distribution center shall be redesigned to ensure MICR TAC levels are below the threshold.	Community Development Director or his/her designee		
<b>AQ-12</b>	The project applicant shall require the use of 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction and operation, and if the Lead Agency determines that 2010 model year or newer diesel haul trucks are not feasible, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. This requirement shall be stipulated in all contract documents between the applicant and his/her contractors as applicable which shall be available upon request from City staff.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During construction and ongoing operation	
<b>AQ-13</b>	The project applicant shall ensure that 240-Volt electrical outlets or Level 2 chargers are installed in parking lots that would enable charging of NEVs and/or battery powered vehicles. This shall be verified prior to occupancy of each building as it is developed.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	Prior to issuance of Certificate of Occupancy of each project	
<b>AQ-14</b>	The project applicant shall require the use of electric or alternatively fueled sweepers with HEPA filters. This shall be verified periodically during operation by City Code Enforcement.	Project Applicant(s)/Developer(s), Code Enforcement Officer	During ongoing operation	
<b>AQ-15</b>	The project applicant shall require the use of electric lawn mowers and leaf blowers. This shall be verified periodically during operation by City Code Enforcement.	Project Applicant(s)/Developer(s), Code Enforcement Officer	During ongoing operation	
<b>RR-3</b>	All development within the project site must adhere to SCAQMD Rules 403, 403.1 and 403(e) for the control of fugitive dust during all phases of construction. The project proponents of all development projects within the project site will be required to obtain and prepare a Fugitive Dust Control Plan. A copy of each Plan must be submitted to the City Engineer or his/her designer prior to issuance of grading permits. A copy of each	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	

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	Plan must be available at each project site.			
<b>Biological Resources</b>				
<b>BIO-1</b>	Focused Coachella Valley milk-vetch surveys shall be conducted prior to any grading activities within the project site, particularly in the portion of the project site that falls within the Willow Hole Conservation Area (Planning Area 2). Likewise, focused surveys shall be conducted prior to any grading activities within the selected water and sewer line alignments (either Option A or Option B). If any Coachella Valley milk-vetch is encountered during the pre-construction survey, it should be flagged and avoided. If avoidance is not an option, the project proponent must work with the appropriate agencies to prepare a salvage plan to be incorporated during construction within the Willow Hole Conservation Area.	Project Applicant(s)/Developer(s), Project Biologist, Construction Contractor, Community Development Director or his/her designee	Prior to start of construction	
<b>BIO-2</b>	Prior to the start of construction activities and for the duration of construction, within one week of employment all new construction workers working within the project site shall attend Worker Environmental Awareness Program (WEAP) training, developed and presented by a qualified biologist. The program shall include information on the life history of the burrowing owl, other raptors, nesting birds, as well as other wildlife and plant species that may be encountered during construction activities. The program shall also discuss legal protection status of each species, the definition of "take" under the Federal Endangered Species Act and California Endangered Species Act, measures the project proponent is implementing to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the Federal Endangered Species Act or California Endangered Species Act.	Project Applicant(s)/Developer(s), Construction Contractor, Community Development Director or his/her designee	Prior to start of construction	
<b>BIO-3</b>	If construction activity takes place between January and September, and if said construction activity is unavoidable to schedule outside of this time frame, the applicant(s) can prepare a project-specific Nesting Bird Management Plan to determine suitable buffers.	Project Applicant(s)/Developer(s), Project Biologist, Construction Contractor, Design and Development Director or his/her	Prior to start of construction	

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		designee		
<b>BIO-4</b>	Preconstruction Nesting Bird Surveys are recommended prior to commencement of any project activities that may occur within the nesting season (January to September), to avoid any potential project-related impacts to nesting birds within the project site.	Project Applicant(s)/Developer(s), Project Biologist, Construction Contractor, Design and Development Director or his/her designee	Prior to start of construction	
<b>BIO-5</b>	<p>The DLVSP applicant/developer shall implement the following CVMSHCP Land Use Adjacency Guidelines requirements and restrictions as listed in Section 3.2.3 of the Biological Resources Assessment (Appendix C) and shall be adhered to during construction and for post construction operation for any project within the DLVSP project site that lies adjacent to Conservation Areas. The project applicant shall coordinate with the Coachella Conservation Commission (CVCC) and CVCC staff shall review plans for all planning areas adjacent to the Conservation Area and determine whether the proposed improvements are consistent with the CVMSHCP.</p> <ol style="list-style-type: none"> <li>1) Drainage – Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.</li> <li>2) Toxics – Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.</li> </ol>	Project Applicant(s)/Developer(s), Project Biologist, Design and Development Director or his/her designee	During review of building plans/site plan review	

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	<p>3) Lighting – For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.</p> <p>4) Noise – Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with guidelines to be included in the Implementation Manual.</p> <p>5) Invasives – Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to or within a Conservation area. The list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.</p> <p>6) Barriers – Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.</p> <p>7) Grading/Land Development –Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area</p>			
<b>BIO-6</b>	A site specific final acoustical analysis is required once a site specific site	Project	Prior to approval of	

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	plan is made available in order to demonstrate compliance with the CVMSCHP noise threshold. If the results of the acoustical analysis conclude that proposed development will exceed acceptable noise levels, the proposed development project shall be redesigned to ensure consistency with the CVMSHCP Adjacency noise requirements.	Applicant(s)/Developer(s), Noise Specialist, Community Development Director or his/her designee	building permits	
<b>RR-4</b>	New development projects are required to pay the most current CVMSHCP (2017) mitigation fee rate of \$5,529 per acre of commercial/industrial use.	Project Applicant(s)/Developer(s), Design and Development Director or his/her designee	Prior to grading and land disturbance activities	
<b>RR-5</b>	Prior to start of construction, the project proponent must obtain a Section 404 Permit with the USACE for Waters of the US that could be impacted by development of the proposed project.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to start of construction	
<b>RR-6</b>	Per CVMSHCP, the project proponent must undergo Joint Project Review to ensure Plan implementation. The project proponent must submit the application to CVCC which would trigger the Joint Project Review process. CVCC and wildlife agencies would supply comments within 30 days of receipt of the application and any impacts to covered species within the Conservation Area would be discussed.	Project Applicant(s)/Developer(s), CVCC Representative, Community Development Director or his/her designee	During review of building plans/site plan review	
<b>Cultural Resources</b>				
<b>CR-1</b>	The portion of Varner Road located within the project site shall be documented following the guidelines of the Historical American Engineering Record (HAER) as stated in the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (48 CFR 190: 44730-34).	Project Applicant(s)/Developer(s), Project Archaeologist, Licensed Cultural Resources Specialist	Prior to grading and land disturbance activities	
<b>CR-2</b>	Prior to construction of the proposed water/sewer alignment, the area that was not surveyed due to access restrictions (see Exhibit 4.5-1) must be surveyed for archaeological resources. If cultural resource(s) are identified in the alignment that cannot be avoided, all activity in the area of the find shall cease until the cultural resource(s) can be evaluated by a qualified archaeologist. If the qualified archaeologist determines that the	Project Applicant(s)/Developer(s), Project Archaeologist, Licensed Cultural Resources Specialist	Prior to grading and land disturbance activities	

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	resources may be significant, he or she shall notify the project proponent and shall develop an appropriate plan of action for the resources. The project proponent shall consult with appropriate Native American tribal representatives (if the find is prehistoric in nature), then the resource(s) shall be evaluated for listing on the CRHR.			
<b>CR-3</b>	If during the course of excavation, grading or construction, artifacts or other archaeological resources are discovered, all work in the immediate area of the find shall be halted and the project proponent or his/her designee shall immediately notify the City of Desert Hot Springs City Planner. A qualified archaeologist shall be called to the site by, and at the expense of, the project proponent to evaluate the significance of the find using CRHR eligibility criteria. If evaluated as eligible and the find cannot be avoided, the archaeologist must prepare and submit a data recovery plan to the City Planner. Upon approval, the data recovery plan shall be implemented. Work shall resume after consultation with the City of Desert Hot Springs and implementation of the recovery plan by the archaeologist.	Project Applicant(s)/Developer(s), Project Archaeologist	During ground disturbing activities associated with grading and/or construction	
<b>CR-4</b>	If a paleontological resource is accidentally uncovered during grading or construction activities for the project, the project proponent shall be required to notify the City of Desert Hot Springs City Planner immediately and all excavation work within ten feet of the find shall cease immediately. A qualified paleontologist shall be consulted to determine the necessity for monitoring any excavation and to evaluate any paleontological resource exposed during construction. Construction activity shall resume upon consultation with the City and upon implementation of the recommendations of the paleontologist.	Project Applicant(s)/Developer(s), Project Paleontologist	During ground disturbing activities associated with grading and/or construction	
<b>CR-5</b>	If human remains are uncovered during excavation or grading activities on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:  The Riverside County Coroner has been contacted and determined that no investigation of the cause of death is required, and	Construction Contractor, Riverside County Coroner	At time of occurrence	



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	<p>If the coroner determines the remains to be Native American:</p> <p>The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall designate the person or persons it believes to be the Most Likely Descendent (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. The City and developer shall work with the designated MLD to determine the final disposition of the remains.</p>			
<b>Geology and Soils</b>				
<b>GEO-1</b>	The project applicant(s) shall appoint a licensed Geotechnical Engineer to observe site clearing, grading and the bottoms of excavations before placing fill, with the additional implementation of preventative measures into the site grading plans to reduce seasonal flooding and erosion.	Project Applicant(s)/Developer(s), Project Engineer	During construction activities	
<b>GEO-2</b>	The project applicant(s) shall ensure that overexcavation and recompaction of site soils are performed in accordance with the specifications outlined in the Geotechnical Engineering and Infiltration Update Report, or most recent geotechnical report, and the stipulations of the appointed licensed Geotechnical Engineer assigned to the Specific Plan to mitigate excessive dry seismic settlement.	Project Applicant(s)/Developer(s), Project Engineer	During construction activities	
<b>GEO-3</b>	The project applicant(s) shall ensure that the procurement and implementation of engineered fill soils are in accordance with the specifications outlined in the Geotechnical Engineering and Infiltration Update Report, or most recent geotechnical report, in order to mitigate the potential impacts of subsidence, and collapsible and expansive soils.	Project Applicant(s)/Developer(s), Project Engineer	During construction activities	
<b>GEO-4</b>	The project applicant(s) shall ensure that sufficient water is added to soils for compaction purposes, in accordance with the recommendation of the Geotechnical Engineering and Infiltration Update Report, or most recent geotechnical report.	Project Applicant(s)/Developer(s), Project Engineer, Construction Contractor	During construction activities	
<b>GEO-5</b>	The project applicant(s) shall appoint a licensed engineer competent in	Project	During construction	

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	corrosion mitigation review of corrosive results conducted by Earth Systems South West, to design corrosion protection appropriately. Additionally, a competent engineer in corrosion analysis shall also be appointed to evaluate the corrosive results in relation to other corrosive constituents that may be of concern such as nitrates, ammonium, etc.	Applicant(s)/Developer(s), Project Engineer	activities	
<b>RR-7</b>	All proposed structures shall be engineer designed and constructed to earthquake-resistant parameters in compliance with the 2016 edition of the California Building Code (CBC).	Project Applicant(s)/Developer(s), Project Engineer, Community Development Director or his/her designee	During review of building plans/site plan review	
<b>Greenhouse Gas Emissions</b>				
<b>GHG-1</b>	The project applicant(s) shall implement onsite sustainability design features, including solar panels on all industrial building rooftops (except cultivation buildings) and carport shade structures, and a solar farm and/or wind farm that will provide at least 10 percent of the DLVSP's electrical energy needs.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	During review of building plans/site plan review	
<b>GHG-2</b>	The project applicant(s) shall ensure that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20 percent per CalGreen Standards, water-efficient landscaping practices are employed onsite.	Project Applicant(s)/Developer(s), Building Official or his/her designee	During review of building plans/site plan review	
<b>GHG-3</b>	The project applicant(s) shall implementation of recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction and ongoing during operation	
<b>GHG-4</b>	The project applicant(s) shall ensure that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed onsite.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	
<b>GHG-5</b>	The project applicant(s) shall ensure that employee vanpool/ride share programs are provided for at least 80 percent of onsite employees.	Project Applicant(s)/Developer(s);	Prior to issuance of Certificate of	

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		Community Development Director or his/her designee	Occupancy	
<b>GHG-6</b>	The project applicant(s) shall ensure that the re-application of architectural coatings to protect buildings is limited to 10 grams per liter VOC, and traffic paints are limited to 100 grams per liter VOC content.	Project Applicant, Construction Contractor, Building Official or his/her designee	Ongoing as proposed reapplication of coatings are required	
<b>GHG-7</b>	The project applicant(s) shall provide sidewalks onsite.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction	
<b>GHG-8</b>	The project applicant(s) shall require that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet 2016 Green Building Code Standards.	Project Applicant(s)/Developer(s), Construction Contractor; Building Official or his/her designee	During review of building plans/site plan review	
<b>Hazards and Hazardous Materials</b>				
<b>HAZ-1</b>	Prior to issuance of Certificate of Occupancy, the project applicant(s) that propose to recycle onsite wastewater involving the use of a reverse osmosis (RO) wastewater purification system shall provide the City with information on how concentrated levels of TDS and brine solutions will be disposed of. Proof of contract with a licensed hazardous waste hauler that will be responsible for removing all hazardous wastewater and solid waste generated at the cultivation site will be required.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy	
<b>HAZ-2</b>	Prior to construction of any new building where cannabis cultivation utilizing a hydroponic growing system is proposed, the project applicant(s) shall provide the City and the Riverside County Department of Environmental Health with a detailed description of the project's proposed treatment for wastewater discharge associated with cultivation. This description shall include how the project applicant(s) will test and dispose of wastewater to the onsite centralized package	Project Applicant(s)/Developer(s), Community Development Director or his/her designee; RCDEH	Prior to issuance of Building Permits	

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	treatment plant.			
<b>RR-8</b>	Prior to issuance of building permits on vacant or undeveloped parcels within the project site, the project applicant(s) shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for all developments that disturb one acre or more. The SWPPP shall provide a list of Best Management Practices (BMPs) for the control and treatment of runoff from the project site.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	Prior to issuance of Building Permits	
<b>RR-9</b>	Prior to each Certificate of Occupancy in compliance with Chapter 6.95 of the California Health & Safety Code (HSC) and Title 19, Division 2, of the California Code of Regulations (CCR), the project applicant(s) shall prepare a Hazardous Materials Business Emergency Plan (HMBEP) for all new development projects that include the storage and use of hazardous materials at or above reporting criteria thresholds. The HMBEP shall be reviewed and approved by the County of Riverside CUPA and the Department of Environmental Health prior to operation of the business.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy	
<b>RR-10</b>	Prior to each Certificate of Occupancy, the project applicant(s) shall prepare a Spill Prevention Countermeasures Contingency Plan (SPCC) that addresses appropriate protocol measures to contain accidental spills of hazardous materials for all new development projects that include the use and storage of hazardous materials. A SPCC spill kit shall also be placed onsite at the business or facility. The SPCC shall be reviewed and approved by the County of Riverside CUPA and the Department of Environmental Health prior to operation of the business.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy	
<b>RR-11</b>	As part of the City's Development Review process, the project applicant(s) shall submit plans to the Fire Department for review and conditioning for safe accessibility of fire and ambulatory services, and for appropriate evacuation routing of the project development in the event of an emergency.	Project Applicant(s)/Developer(s), Fire Department Representative, Community Development Director or his/her designee	During review of building plans/site plan review	
<b>Hydrology and Water Quality</b>				
<b>HWQ-1</b>	Because the proposed private wells on site are anticipated to pump more than 25 acre-feet per year from the aquifer, the project applicant will be	Project Applicant(s)/Developer(s),	Prior to issuance of Certificate of	

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	required to pay the Replenishment Assessment Charge (RAC) to CVWD before issuance of a certificate of occupancy to contribute to groundwater replenishment efforts. The applicant shall provide proof of payment to the City before issuance of proof of occupancy and before start of project operations.	Fire Department Representative, Community Development Director or his/her designee	Occupancy	
<b>RR-12</b>	Prior to issuance of building permits on vacant parcels within the DLVSP site, a WQMP for post-construction conditions shall provide a list of appropriate Best Management Practices (BMPs) for the control and treatment of runoff from the project site.	Project Applicant(s)/Developer(s), Construction Contractor	Prior to issuance of Building Permits	
<b>RR-13</b>	Prior to issuance of grading permits, the project proponent must obtain a CLOMR from FEMA for the proposed development areas on the project site.	Project Applicant, Community Development Director or his/her designee	Prior to issuance of Grading Permits	
<b>RR-14</b>	Prior to issuance of building permits, the project proponent must obtain a LOMR from FEMA to finalize the revised floodplain mapping.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Building Permits	
<b>Noise</b>				
<b>NOI-1</b>	During all project site excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	Construction Contractor	During Construction Activities	
<b>NOI-2</b>	Construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	Construction Contractors	During Construction Activities	
<b>NOI-3</b>	Construction contractors shall ensure that equipment is shut off and not left to idle when not in use.	Construction Contractors	During Construction Activities	
<b>NOI-4</b>	Construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	Construction Contractors	During Construction Activities	
<b>NOI-5</b>	Construction contractors shall ensure that jackhammers, pneumatic	Construction Contractors	During Construction	

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	equipment, and all other portable stationary noise sources are shielded and noise is directed away from sensitive receptors.		Activities	
<b>NOI-6</b>	The project is required to comply with 2016 CalGreen Code Section 5.507, Environmental Comfort. Prior to issuance of building permits the project proponent shall submit an acoustic report that demonstrates compliance to acoustic requirements set forth by CalGreen Code, to the satisfaction of the Community Development Director or his/her designee. The acoustic report shall provide either a prescriptive or performance based evaluation.	Project Applicant(s)/Developer(s), Building Official or his/her designee	Prior to issuance of Building Permits	
<b>NOI-7</b>	The project applicant(s) will be required to adhere to 2016 Title 24 during all construction activities, which states that interior noise levels within multiple-family or habitable dwelling units generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses. In order to ensure this standard is met, all exposed exterior wall assembly/window combinations that face the I-10 freeway and subject roadways need to provide an exterior to interior noise reduction of at least 33 dBA if located within 300 feet of the centerline of the I-10 freeway and/or a noise reduction of 30 dBA if located within 450 feet of the centerline of the I-10 freeway. Prior to issuance of building permits, the project proponent for any development project within the project site shall submit site specific noise studies that show how noise from the freeway would be attenuated, to the satisfaction of the Community Development Director or his/her designee.	Project Applicant(s)/Developer(s), Building Official or his/her designee	Prior to issuance of Building Permits	
<b>NOI-8</b>	Prior to construction of the wastewater treatment plant, proposed to be located in the southeast corner of the project site, a site specific noise study shall be prepared to determine the amount of noise generated by the plant, and to establish attenuation requirements, to the satisfaction of the Community Development Director or his/her designee, to address proximity to the existing single family residence located approximately 200 feet south of the project site; as well as any future noise sensitive uses (hotel) that may be located on the project site in close proximity to the plant site.	Project Applicant(s)/Developer(s), Noise Specialist, Community Development Director or his/her designee	Prior to start of construction	

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
<b>RR-15</b>	Due to the proximity of the project site (within 65 dBA CNEL of freeway) as it relates to the I-10 Freeway, the project proponent (where occupants will likely be affected by exterior noise) is required to comply with 2016 CalGreen Code Section 5.507 Environmental Comfort. Prior to issuance of building permits the project proponent shall submit an acoustic report that demonstrates compliance to acoustic requirements set forth by CalGreen Code. The acoustic report shall provide either a prescriptive or performance based evaluation.	Project Applicant(s)/Developer(s), Building Official or his/her designee	Prior to Issuance of Building Permits	
<b>RR-16</b>	The project proponent will be required to adhere to 2016 Title 24 Chapter 12 – Interior Environment – Section 1207 during all construction activities, which states that interior noise levels within multiple family or habitable dwelling units generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses. In order to ensure this standard is met, all exposed interior wall assembly/window combinations that face the I-10 Freeway and subject roadways need to provide an exterior to interior noise reduction of at least 33 dB.	Project Applicant(s)/Developer(s), Construction Contractor, Building Official or his/her designee	During Construction Activities	
<b>Public Services</b>				
<b>RR-17</b>	The project applicant(s) shall participate in the Development Impact Fee Program as adopted by the City of Desert Hot Springs for applicable development projects to compensate for the costs necessary to maintain an acceptable level of service to the project site.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy for each new project	
<b>RR-18</b>	The City and Riverside County Fire Department shall continue to confer and coordinate with the City of DHS to ensure that facilities and services associated with the DLVSP are expanded in a timely manner.	Community Development Director or his/her designee, Fire Department Representative	During review of building plans/site plan review for each new project	
<b>RR-19</b>	The Riverside County Fire Department shall continue to review and evaluate new development proposals and project plans associated with the DLVSP to ensure that it can provide adequate fire protection.	Project Applicant(s)/Developer(s), Community Development	During review of building plans/site plan review for each	

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
		Director or his/her designee, Fire Department Representative	new project	
<b>RR-20</b>	The project applicant(s) shall participate in the Development Impact Fee Program as adopted by the City of Desert Hot Springs for applicable development projects to compensate for the costs necessary to maintain an acceptable level of service.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy for each new project	
<b>RR-21</b>	The project applicant(s) shall be subject to Police Department review for applicable development projects to assure that the Department can provide adequate police protection.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee, Police Department Representative	During review of building plans/site plan review for each new project	
<b>RR-22</b>	Due to the size and nature of development, the project applicant(s) shall implement around the clock security, including video cameras and security personnel, to eliminate unnecessary response to the facilities.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	During ongoing operation	
<b>RR-23</b>	The City shall monitor population increases and Police Department staffing levels to ensure the provision of police protection services at sufficient levels.	Community Development Director or his/her designee, Police Department Representative	During review of building plans/site plan review	
<b>RR-24</b>	The project applicant(s) shall be assessed statutory school mitigation fees, in place at the time industrial and commercial projects are proposed.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Certificate of Occupancy for each new project	
<b>Traffic and Circulation</b>				



## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>The offsite mitigation measures (CIR-1 through CIR-6) are recommended for Year 2035 with Project traffic conditions. Future projects developed at the DLVSP project site will be responsible for paying a fair share contribution to the intersection improvements. This will be calculated on a project by project basis as projects are proposed and project specific traffic studies are prepared for each new project. The Project Fair Share Contribution below identifies the cost for intersection improvements that the DLVSP projects in the aggregate.</p>				
<b>Project Fair Share Contribution Table</b>				
Intersection		Improvement	Cost Estimate <sup>1</sup>	Project Fair Share of Cost Estimate <sup>2</sup>
Palm Drive (NS) at:				
Two Bunch Palms Drive (EW) - #7		Install EB right turn overlap signal phasing	\$ 25,000	\$ 11,450
Camino Aventura (EW) - #9		Install traffic signal	\$ 400,000	\$ 212,800
20 <sup>th</sup> Avenue (EW) - #10		Install traffic signal	\$ 400,000	\$ 187,200
Varner Road (EW) - #12 <sup>3</sup>		Construct additional SB through lane Construct WB left turn lane Construct WB right turn lane Install WB right turn overlap signal phasing	\$ 289,720 \$ 50,000 \$ 50,000 \$ 25,000	\$ 323,896
Gene Autry Trail (NS) at: Vista Chino (EW) - #15		Construct additional NB left turn lane Construct additional SB through lane Install SB right turn overlap signal phasing	\$ 50,000 \$ 289,720 \$ 25,000	\$ 121,087
<b>Total</b>			<b>\$ 1,604,440</b>	
<b>CIR-1</b>	Palm Drive at Two Bunch Palms Trail (#7): o Install an eastbound right turn overlap traffic signal phasing		To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
<b>CIR-2</b>	CIR-2 Palm Drive at Camino Aventura (#9): o Install a traffic signal	To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project	
<b>CIR-3</b>	Palm Drive at Camino Campanero (#8): o Construct a northbound left turn lane o Construct an eastbound shared left/through/right turn lane o Construct a westbound through lane	To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project	
<b>CIR-4</b>	Palm Drive at 20UPUthUPU Avenue (#11): o Install a traffic signal	To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project	
<b>CIR-5</b>	Palm Drive at Varner Road (#12): o Construct two additional northbound left turn lanes o Construct three total outbound lanes on west leg of the intersection o Construct additional southbound through lane o Construct additional outbound lane on southbound leg of the intersection o Construct an eastbound left turn lane o Construct an eastbound free right turn lane o Construct a westbound left turn lane o Construct westbound right turn lane o Install westbound right turn overlap traffic signal phasing	To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project	
<b>CIR-6</b>	Gene Autry Trail at Vista Chino (#15): o Construct an additional southbound through lane o Construct additional northbound left turn lane o Install a southbound right turn overlap traffic signal phasing	To be provided by City Staff	Prior to issuance of Certificate of Occupancy for each new project	
The following offsite mitigation measures are recommended for Year 2035 with Project traffic conditions. Future projects developed at the DLVSP project site will be responsible for paying a fair share contribution to the intersection improvements. This will be calculated on a project by project basis as projects are proposed and project specific traffic studies are prepared for each new project.				
<b>CIR-7</b>	The project applicant(s) shall construct all site access related improvements, including travel lanes on Varner Road in each direction between the project site and the Palm Drive and Varner Road	Project Applicant(s)/Developer(s), Construction Contractor,	During Construction Activities	

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
	intersection. Timing of construction of these improvements shall be at the discretion of the City Engineer or his/her designee, as new development projects at the project site are proposed.	City Engineer or his/her designee		
<b>CIR-8</b>	The project applicant(s) shall construct all onsite and site-adjacent improvements, including traffic signing/stripping and project driveways, as approved by the City of Desert Hot Springs Public Works Department. Timing of construction of these improvements shall be at the discretion of the City Engineer or his/her designee, as new development projects at the project site are proposed.	Project Applicant(s)/Developer(s), Construction Contractor, City Engineer or his/her designee	During Construction Activities	
<b>CIR-9</b>	Varner Road along the project boundary shall be constructed at its ultimate cross-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Desert Hot Springs Public Works Department. Timing of construction of these improvements will be at the discretion of the City Engineer or his/her designee, as new development projects at the project site are proposed.	Project Applicant(s)/Developer(s), Construction Contractor, City Engineer or his/her designee	During Construction Activities	
<b>CIR-10</b>	On-site parking shall be provided to the satisfaction of the City of Desert Hot Springs Planning Department.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	During review of building plans/site plan review	
<b>CIR-11</b>	Sight distance at the project accesses shall comply with standard Caltrans and City of Desert Hot Springs sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed and approved as consistent with this measure prior to issuance of grading permits and shall be reviewed on a project by project basis.	Project Applicant(s)/Developer(s), Project Engineer, City Engineer or his/her designee	Prior to issuance of Grading Permits	
<b>CIR-12</b>	The project Applicant(s) proposing development within the project site shall participate in phased construction of off-site traffic signals through payment of traffic signal mitigation fees. At the discretion of the City Engineer or his/her designee, payment of fees sum may be required of the project proponent prior to development of the first new development project, or collected as each new development project is	Project Applicant(s)/Developer(s), City Engineer or his/her designee	Prior to issuance of Building Permits	

## F.4 Mitigation Monitoring and Reporting Program

Mitigation Measures and Regulatory Requirements		Responsible Party	Timing of Compliance	Signature and Date of Compliance
	proposed. The traffic signals within the TIA study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.			
<b>CIR-13</b>	The project applicant should contribute on a fair share basis through the City's Development Impact Fee Circulation Systems Streets, Traffic Signals, and Bridges Program, or in dollar equivalent in lieu mitigation contributions, in the implementation of the recommended improvements.	Project Applicant(s)/Developer(s), City Engineer or his/her designee	Prior to issuance of Building Permits	
<b><i>Tribal Cultural Resources</i></b>				
<b>TCR-1</b>	Prior to commencement of any ground disturbing activities, the applicant or his/her designee shall coordinate with the tribes who have requested the presence of a Native American monitor to ensure that their request has been addressed. The approved Native American Cultural Resource Monitor shall be present during ground-disturbing activities (including archaeological testing and surveys). Should buried tribal cultural resources deposits be encountered, the monitor may request that construction be halted, and the monitor shall notify a qualified archaeologist, meeting the Secretary of Interior's Standards and Guidelines for Professional Qualifications, to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer (SHPO) and the Agua Caliente Tribal Historical Preservation Office (THPO).	Project Applicant(s)/Developer(s), Licensed Native American Monitor, Tribal Representatives, Community Development Director or his/her designee	During Ground Disturbing Activities	
<b><i>Utilities and Service Systems</i></b>				
<b>RR-25</b>	Prior to issuance of construction permits, contractors shall prepare and implement Construction and Demolition Waste Reduction/Recycling Plans, for review and approval by the City Engineer or his/her designee.	Project Applicant(s)/Developer(s), Community Development Director or his/her designee	Prior to issuance of Building Permits	