

## C Mitigation Monitoring and Reporting Program

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### C1 Introduction

The Mountain View Wind Repower Project, proposed by the Mountain View Power Partners LLC (applicant) includes would repower the existing 66.6-megawatt (MW) MVPP I & II wind energy facilities through removal of 93 existing wind turbine generators (WTGs), leaving 7 existing WTGs in place, and installing 16 new, larger WTGs. Construction of the project is anticipated to begin in August 2021 and be completed in 10 months.

### C2 Mitigation Monitoring and Reporting Program

A monitoring tracking table has been compiled to verify implementation of adopted mitigation measures. The following table provides a summary format, including identification of the various mitigation measures, applicable implementation stage, identification of the responsible monitoring party, and verification of implementation of each mitigation measure. The following clarifies the meaning of each column in the following table:

- **Impact Category:** Potentially affected resource/environmental condition.
- **Mitigation Measure (MM-), Applicant Proposed Measure (APM-) or Regulatory Requirement (RR-):** Those measures that will be implemented to minimize possible significant environmental Impacts.
- **Implementing Timing:** The phase of the project in which implementation and compliance will be monitored.
- **Responsible Monitoring Party:** Party responsible for monitoring implementation of mitigation.
- **Monitoring/Reporting Method:** Mechanism by which implementation will be verified.
- **Verification:** To be signed and dated by the District upon receipt of written verification of each mitigation measure.

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Mitigation Measure, Applicant Proposed Measure or Regulatory Requirement	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
<b>Biological Resources</b>				
<b>MM-BIO-1. Set-aside Parcel Mitigation.</b> The 248.12-acre Set-aside Parcel, of which 247.48 acres would be conserved (omitting area of disturbance for the met tower and associated access road), shall be donated to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), through conveyance to the Coachella Valley Conservation Commission, to offset project impacts within the CVMSHCP Whitewater Floodplain Conservation Area prior to any ground disturbance associated with the proposed project. Set-aside Parcel	Prior to initiation of ground disturbance	Riverside County Coachella Valley Conservation Commission (CVCC) Applicant or its designee	Applicant execute agreement with County/CVCC for donation of conservation land	
<b>PDF-BIO-1. Best Management Practices.</b> As directed by the Draft Mountain View Wind Repower Project Bird and Bat Conservation Strategy (Appendix D of the BTR), the project will implement applicable Best Management Practices, including the following: <ul style="list-style-type: none"> <li>• Vehicle speed limits of 25 miles per hour will be enforced along all access roads during and after construction to avoid wildlife collisions. Construction vehicles will be restricted to pre-designated access routes.</li> <li>• Appropriate erosion control methods will be used during construction to eliminate or minimize runoff and avoid impacts to hydrology.</li> <li>• Rocks unearthed during excavation will be used during construction or removed from the site rather than left in piles near the WTGs. Such rock piles attract and create habitat for small mammals that are prey for many raptor species. Additionally, parts and equipment that may be used as cover for prey will not be stored at the base of WTGs while a turbine is operational and spinning.</li> <li>• Gravel will be placed at least 5 feet around each WTG foundation to discourage small mammals and reptiles from burrowing under or near WTG bases.</li> <li>• An environmental consulting firm will be retained as an on-call service provider throughout construction of the project to ensure compliance with environmental construction measures (e.g., spill prevention, control, and countermeasures plan).</li> <li>• Prior to any grading or other ground-disturbing activities, a Qualified Biologist will complete pre-construction surveys within ground-disturbance areas for all special-status wildlife and plant species with potential to occur in the project.</li> <li>• Sensitive resources (e.g., nests) identified during pre-construction surveys will be flagged; all site personnel will be notified of their presence; and the necessary avoidance buffers will be established.</li> <li>• If an injured or dead federally or state-protected species is encountered during construction, all work within the immediate vicinity will stop, and the Qualified Biologist and appropriate agencies will be notified before construction is allowed to proceed (refer to Appendix D).</li> </ul>	During construction and O&M activities	Riverside County Applicant or its designee Construction Contractor	Field verification	

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<ul style="list-style-type: none"> <li>Employees and contractors will be instructed to look under vehicles and equipment for the presence of wildlife, including desert tortoise, before movement of vehicle or equipment.</li> <li>All employees and contractors working on the project during construction and operation will be required to participate in the Wildlife Incident Reporting Program (WIRP). The WIRP will include training for identifying and responding to encounters with sensitive biological resources, including but not limited to desert tortoise and golden eagles (reporting form included in Appendix D).</li> <li>Wildfire potential will be minimized by implementing safety measures in accordance with the applicable requirements of the California Fire Code (California Code of Regulations, Title 24, Chapter 4, Emergency Planning and Preparedness).</li> <li>Outdoor lighting during construction will be minimized. The project will reduce outdoor lighting impacts by ensuring that light bulbs and reflectors are not visible from public viewing areas; lighting does not cause reflected glare; and illumination of the project, vicinity, and nighttime sky is minimized. Outdoor lighting during operations will be limited to that necessary for project safety and security. All internal turbine nacelle and tower lighting will be extinguished when unoccupied. The proposed lattice tower would be equipped with applicable Federal Aviation Administration-compliant marking or lighting for aviation safety. Preferred lighting color has not yet been finalized, but in order to lower increased predation risk on small mammals, the lighting color is anticipated to be warm tones (e.g., reds or oranges) versus LED or bright lighting. Lighting would be emitted as a flashing display versus being a solid display.</li> <li>During construction and operations, the entire project site will be kept free of trash to prevent attraction of prey and predators, including removing any road-killed animals and carcasses. Nuisance animals will be brought to the attention of the California Department of Fish and Wildlife for control or relocation.</li> <li>Noise impact minimization measures will be implemented at the project during operation: alarms, equipment, and operations and maintenance activities will be implemented without interfering with worker safety and effectiveness.</li> </ul>				
<b>PDF-BIO-2. Raven Nest Management.</b> At a minimum, and specific to the meteorological (met) tower, the applicant will remove nesting material suitable for raven use. Nests previously constructed in the prior nesting season, if any, will be removed after nesting season is over to discourage their use in subsequent nesting seasons. In addition, during the typical nest season (February 15 to August 15), material associated with nest building where nests are not yet complete will be removed from the met tower. During the nesting season, raven nest material	Prior to initiation of construction activities for the met tower	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	

Mitigation Measure, Applicant Proposed Measure or Regulatory Requirement	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
will not be removed if any eggs have been laid. If eggs are observed, no further disturbance to the active nest will occur until the juveniles have successfully fledged or the nest has otherwise been determined to be inactive. While this practice of removing nest material will not fully address all opportunities for raven use of the met tower, it will discourage perching to some extent.				
<b>PDF-BIO-3. Post-Construction Fatality Monitoring.</b> Post-construction fatality monitoring will be conducted for two consecutive years to estimate bird and bat mortality at the project. Surveys will commence after the repowering work is complete (anticipated early 2022), and the first year of monitoring will assess impacts to all birds and bats, while the second year of monitoring will focus on impacts to eagles specifically, unless results of the first year of the study indicate a need for additional monitoring for other species. Estimated annual fatality rates will be calculated to determine whether the estimated rates are lower, similar to, or higher than reported at nearby projects, and whether it differs from the level anticipated based on the avian risk assessment. Post-construction fatality monitoring will consist of baseline and long-term monitoring for birds and bats in accordance with the methods outlined in Appendix D of the BTR.	Two years, upon issuance of certificate of occupancy	Riverside County Applicant or its designee Qualified Biologist U.S. Fish and Wildlife Service (USFWS) California Department of Fish and Wildlife (CDFW)	The applicant or its designee shall submit annual monitoring logs to County, CDFW and USFWS	
<b>RR-BIO-2. Triple-Ribbed Milkvetch Pre-construction Survey within Conservation Area.</b> If project activities are conducted during the growing and flowering period for this species from February 1 to May 15, focused surveys for the species will be conducted by a Qualified Biologist prior to initiation of activities. Any occurrences of the species will be flagged, and project activities shall avoid impacts to the plants to the maximum extent feasible.	Prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	
<b>RR-BIO-3a. Desert Tortoise Pre-construction Survey within Conservation Area.</b> A pre-construction presence/absence survey within the impact portion of the Conservation Area and within a 200-foot radius around these impact areas, will be conducted no more than 90 days prior to construction to ensure that no desert tortoises are present, consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Section 4.4. The survey results are valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Conservation Area impacts. The presence/absence survey shall be conducted by a Qualified Biologist and shall include a search for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or eggshells. The presence/absence survey must be conducted between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required.  If fresh sign is located, the impact area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Consistent with CVMSHCP Section 4.4, desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most recent Wildlife Agency protocols. Clearance surveys must cover 100% of the impact area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All	Prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist USFWS CDFW	Applicant or its designee shall submit written compliance updates to the County, CDFW, and USFWS	

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<p>tortoises encountered will be moved from the impact area to a specified location. Prior to issuance of the Permits, the Coachella Valley Conservation Commission will either use the Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises and Guidelines for Handling Desert Tortoises During Construction Projects, revised July 1999, or develop a similar protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available.</p> <p>Personnel conducting operation and maintenance activities will be instructed to be alert for the presence of desert tortoise. If a tortoise is spotted, activities adjacent to the tortoise's location will be halted, and the tortoise will be allowed to move away from the activity area. If the tortoise is not moving, it will be relocated by a Qualified Biologist to nearby suitable habitat and placed in the shade of a shrub.</p> <p>Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or Qualified Biologist must be made to the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW) within 3 working days of its finding. Written notification must be made within 5 calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken care of by the Qualified Biologist or an appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFW should be contacted regarding the health conditions and next steps specific to the surviving tortoises.</p>				
<p><b>RR-BIO-3b. Desert Tortoise Notification or Clearance Survey within the portion of the Project site outside the Conservation Area.</b> Per the USFWS CVMSHCP Amended Permit (2015), for projects outside of the proposed Conservation Areas within the 50,272 acres of naturally occurring desert tortoise habitat within the CVMSHCP Plan area anticipated to be impacted, the Permittee shall either: 1) notify the Service 45 days prior to the issuance of a grading permit to allow for the potential salvage of adult tortoises within this notification time period; or 2) condition such projects to conduct desert tortoise clearance surveys per the Service's protocol.</p> <p>If the applicant decides to implement option 2, as described above, a Qualified Biologist shall conduct a desert tortoise clearance survey within all impact areas located outside of the Conservation Area consistent with the amended take permit for the CVMSHCP (USFWS 2015). Desert tortoise clearance surveys shall be conducted immediately prior to surface disturbance when desert tortoises are most active (April through May or September through October) and in accordance with the most recent Wildlife Agency protocols (USFWS protocol dated December 2009). Clearance surveys must cover 100% of the impact area, with a focus on locating all desert</p>	Prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	

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tortoises above and below ground. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). Surveys involve walking transects 10-meters wide. At least one 10-meter-wide belt transect must be completed for every 100 meters of the width of the action area or portion thereof. All evidence that indicates desert tortoises may be present (e.g., scat, burrows, carcasses, courtship rings, drinking depressions, etc., in addition to live tortoises) will be recorded on the datasheet provided in the guidance.				
<p><b>RR-BIO-4. Nesting Bird Pre-Construction Surveys within Project Site.</b> To ensure compliance with the Migratory Bird Treaty Act and Fish and Game Code Sections 3503 and 3513, and to avoid potential impacts to nesting birds, vegetation removal activities will be conducted outside the general avian breeding season (January 15 through August 31) with the understanding that depending on temperature and climatic conditions, nesting may sometimes occur outside of the typical breeding season.</p> <p>If construction and vegetation trimming/removal activities are undertaken during the avian breeding season (generally January 15 through August 31), pre-construction surveys for nesting birds will be conducted by a Qualified Biologist no more than 7 days prior to any on-site construction activities within a 500-foot buffer around work areas. The Qualified Biologist will consult with appropriate resource agencies to establish adequate construction buffers around nests until the young have fledged.</p> <p>Active nests identified during pre-construction surveys will be flagged and all site personnel will be notified of their presence and the necessary avoidance buffers will be established.</p>	No more than 7 days prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	
<p><b>RR-BIO-5. Burrowing Owl Pre-construction Survey and Protection/Relocation Plan.</b> A pre-construction survey will be performed by a Qualified Biologist between 14 and 30 days of ground disturbance or vegetation removal. The following will apply if occupied burrowing owl burrows are found, consistent with Coachella Valley Multiple Species Habitat Conservation Plan Section 4.4. The burrow will be flagged to include a 160-foot buffer during the non-breeding season (September 1 to January 31), a 250-foot buffer during the breeding season (February 1 to August 31), or a buffer to the edge of the property boundary, if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No development or operation and maintenance activities will be permitted within the buffer until the young are no longer dependent on the burrow, as determined by a Qualified Biologist.</p> <p>If occupied burrowing owl burrows cannot be avoided within the established exclusion buffers, a burrowing owl Protection and Relocation Plan (Plan) for the proposed project will be implemented prior to any ground disturbance or vegetation removal. This Plan shall include, but shall not be limited to, the following elements: (1) burrowing owls shall be relocated to suitable habitat areas within the Set-aside Parcel pursuant to accepted California Department of Fish and Wildlife (CDFW) protocols; (2) determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions</p>	14-30 days prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	

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(e.g., distance to nearest suitable habitat and presence of burrows within that habitat) of the Set-aside Parcel; (3) active relocation and eviction/passive relocation will require the preservation and maintenance of suitable burrowing owl habitat occurring within the Set-aside Parcel; and (4) some level of monitoring for success of the relocation may be required. This Plan, if needed, is subject to review and approval by the Coachella Valley Conservation Commission, CDFW, and U.S. Fish and Wildlife prior to any ground disturbance or vegetation clearing within the exclusion buffer.				
<b>RR-BIO-6. LeConte's Thrasher Preconstruction Survey within Conservation Area.</b> During the nesting season, January 15 through June 15, prior to the start of construction activities, a Qualified Biologist will conduct surveys within the Conservation Area, within 500 feet of the impact area, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, an exclusion buffer will be established around the nest site in any location where work may occur within 500 feet of the active nest. The exclusion buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 through June 15 or until the young have fledged.	Prior to initiation of construction activities	Riverside County Applicant or its designee Qualified Biologist	Applicant or its designee shall submit written compliance updates to the County	
<b>RR-BIO-7. Avoidance and Minimization to Jurisdictional Waters.</b> The following avoidance and minimization measures would be implemented when ground-disturbing activities occur within 50 feet of waters of the state and/or jurisdictional streambeds: <ul style="list-style-type: none"> <li>• All jurisdictional waters within 50 feet of project activities shall be fenced or flagged as environmentally sensitive areas prior to any ground disturbance.</li> <li>• A Qualified Biological monitor shall be present during construction activities within 50 feet of project activities to ensure avoidance of jurisdictional waters.</li> <li>• Best Management Practices shall be implemented to avoid indirect impacts to jurisdictional waters, including: <ul style="list-style-type: none"> <li>○ Water containing mud, silt, or other pollutants from grading or other activities shall not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows.</li> <li>○ Spoil sites shall not be located within jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed into drainages.</li> <li>○ Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous, resulting from project-related activities, shall be prevented from entering jurisdictional waters.</li> </ul> </li> </ul>	During ground-disturbing construction activities	Riverside County Biologist Applicant or its designee Qualified Biologist	Field verification	



Mitigation Measure, Applicant Proposed Measure or Regulatory Requirement	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
<ul style="list-style-type: none"> <li>Equipment maintenance shall occur outside of jurisdictional waters and in such a manner that no petroleum products or other pollutants from the equipment enters on- or off-site state-jurisdictional waters either directly or indirectly.</li> </ul> <p>Should impacts, modifications, or improvements to jurisdictional waters be required as part of project construction, consultation will be undertaken with the applicable resource agencies to determine if permits and/or mitigation would be required. A Waste Discharge Requirement from the Regional Water Quality Control Board would be required if waters of the state are impacted, as there is no federal action (such as a 404 permit) for the project. A notification of a Streambed Alteration Agreement to the California Department of Fish and Wildlife would also be required prior to any modification of jurisdictional streambeds. Applications for any of these permits, if required, would need to demonstrate avoidance and minimization of aquatic resources to the maximum extent practicable, and compensatory mitigation would be required for permanent loss of waters or loss of functions and values. Equipment maintenance shall occur outside of jurisdictional waters and in such a manner that no petroleum products or other pollutants from the equipment enters on- or off-site state-jurisdictional waters either directly or indirectly.</p>				
<p><b>MM CUL 1. Cultural Resource Monitoring Program.</b> Prior to issuance of grading permits the applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting Tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce any impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.</p> <p>The CRMP shall contain at a minimum the following:</p> <ul style="list-style-type: none"> <li>Archaeological Monitor - An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.</li> <li>Native American Monitoring - An adequate number of Native American monitors representing their individual consulting Native American tribe, shall be onsite to ensure all initial ground disturbing activities are observed for presence of tribal cultural resources. This includes, but is not limited to all grubbing, grading and trenching onsite</li> </ul>	<p>CRMP prepared prior to issuance of Grading Permit</p> <p>CRMP implemented during ground-disturbing construction activities</p>	<p>Riverside County Archaeologist</p> <p>Applicant or its designee</p> <p>Project Archaeologist</p>	<p>Applicant or its designee shall submit written compliance updates to the County Archaeologist</p>	

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<p>and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined on a case by case basis.</p> <ul style="list-style-type: none"> <li>• Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the consulting Tribes shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the project site and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</li> <li>• Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal Monitor(s) of each consulting tribe, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.</li> <li>• Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project site during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.</li> <li>• The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.</li> </ul>				

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<p><b>MM CUL 2. Historic Artifact Disposition.</b> Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project site during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.</p> <p>All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.</p>	Prior to Grading Permit Final Inspection	Riverside County Archaeologist Applicant or its designee Project Archaeologist	Applicant or its designee shall submit written compliance to the County Archaeologist	
<p><b>MM CUL 3. Phase IV Cultural Monitoring Report.</b> Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Monitoring Plan</p>	Prior to Grading Permit Final Inspection	Riverside County Archaeologist Applicant or its designee Project Archaeologist	Applicant or its designee shall submit Phase IV Cultural Resources Monitoring Report to the County Archaeologist	
<p><b>MM-GEO-1. Conformance with Geotechnical Investigation Report.</b> Site design and engineering shall be conducted in conformance with all recommendations as specified in the Geotechnical Investigation Report and applicable recommendations specified in any subsequently prepared geotechnical/soils reports for the proposed project.</p>	Prior to issuance of Grading Permit	County Building and Safety Applicant or its designee Construction Contractor	Field Verification	
<p><b>RR-GEO-1. Construction General Permit.</b> Prior to issuance of a grading permit, the project applicant is required to obtain coverage under a National Pollutant Discharge Elimination System Construction General Permit from the State Water Resources Control Board.</p>	Prior to issuance of Grading Permit	County Building and Safety Applicant or its designee Construction Contractor	Field Verification	

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<b>RR-GEO-2. Stormwater Pollution Prevention Plan.</b> Prior to issuance of a grading permit, the project applicant is required to prepare a Stormwater Pollution Prevention Plan in accordance with Riverside County Municipal Code Chapter 15.12.020, to be implemented during project construction.	Prior to issuance of Grading Permit	County Building and Safety  Applicant or its designee  Construction Contractor	Field Verification	
<b>RR-GEO-3. Dust Control Plan.</b> Prior to issuance of a grading permit, the project applicant is required to prepare a Dust Control Plan pursuant to Riverside County Dust Control Ordinance 742 and the Air Quality Management District Coachella Valley Fugitive Dust Control Handbook.	Prior to issuance of Grading Permit	County Building and Safety  Applicant or its designee  Construction Contractor	Field Verification	
<b>MM-HAZ-1. Airport Land Use Commission Conditions.</b> The applicant shall comply with the conditions required by the Airport Land Use Commission based on their review of the project, to ensure consistency with the Airport Land Use Compatibility Plan.	Prior to issuance of Grading Permit	County Planning Department  Applicant or its designee  Construction Contractor	Field Verification	
<b>MM-PAL-1. Paleontological Resources Mitigation Program:</b> A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and implemented to reduce any potential impacts to significant paleontological resources. The PRIMP shall outline where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring (below a depth of 10 feet below the original ground surface) and discoveries treatment, and paleontological methods, reporting, and collections management.	Prior to issuance of Grading Permit	Riverside County Planning Department  Applicant or its designee  Project Paleontologist	Applicant or its designee shall submit PRIMP to the County Planning Department	
<b>MM-PAL-2. Paleontological Monitoring.</b> If excavations below a depth of 10 feet below the original ground surface (i.e., 10 feet below the depth of documented artificial fill) are planned for the project, a qualified paleontologist or a qualified paleontological monitor meeting the Society of Vertebrate Paleontology standards must be present to monitor the excavations for paleontological resources. The qualified paleontologist shall determine if the sediments are old enough and fine-grained enough to warrant continued monitoring. If the qualified paleontologist determines paleontological monitoring is not necessary at the 10-foot depth due to subsurface geological conditions, then paleontological spot-checking shall occur at 5-foot increments below 10 feet to determine the suitability for fossil preservation. The qualified paleontologist must produce a final paleontological monitoring report that discusses the paleontological monitoring program, any paleontological discoveries, and the preparation, curation, and accessioning of any fossils into a suitable paleontological repository.	During ground-disturbing construction activities	Riverside County Planning Department  Applicant or its designee  Project Paleontologist	Applicant or its designee shall submit written compliance updates to the County Planning Department	

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<b>MM-PAL-3. Worker Environmental Awareness Program.</b> Prior to construction-related excavations, a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP 2010) standards should be retained, attend the pre-construction meeting, and present a worker environmental awareness program (WEAP) to the construction crew. The WEAP should discuss the types of fossils that may potentially be uncovered during project excavations, regulations protecting paleontological resources, and appropriate actions to be taken when fossils are discovered.	Prior to initiation of ground-disturbing construction activities	Riverside County Planning Department Applicant or its designee Project Paleontologist	Applicant or its designee shall submit WEAP participation logs to the County Planning Department	
<b>MM-TRA-1. Traffic Control Plan.</b> Prior to finalization of plans and specifications, a Traffic Control Plan shall be prepared by the County of Riverside and/or their construction contractor with the purpose of addressing any construction activities that encroach into the public right-of-way. The Traffic Control Plan shall include measures designed to reduce the impact of temporary construction traffic and any necessary lane or street closure. Such measures may include, but are not limited to, providing early notification of closures to the Riverside County Fire Department and Sherriff's Departments, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around the lane and street closures; and use of flaggers to direct traffic in the vicinity of the closure.	Prior to issuance of Construction Permit	Riverside County Transportation Department Applicant or its designee Construction Contractor	Applicant or its designee shall submit Traffic Control Plan County Transportation Department for review and approval	
<b>MM TCR 1. Unanticipated Resources.</b> The project applicant or any successor in interest shall comply with the following for the life of the permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be implemented: <ul style="list-style-type: none"> <li>All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource.</li> <li>A meeting shall be convened between the developer, the project archaeologist, the Native American tribal representatives from the consulting tribes, and the County Archaeologist to discuss the significance of the find. At the meeting with the parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.</li> <li>Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</li> </ul> <p>Note: A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. Tribal Cultural Resources are also considered cultural resources.</p>	During ground-disturbing construction activities	Riverside County Archaeologist Applicant or its designee Project Archaeologist	Applicant or its designee shall submit written compliance to the County Archaeologist	

Mitigation Measure, Applicant Proposed Measure or Regulatory Requirement	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
<p><b>MM TCR 2. Native American Monitors.</b> Prior to the issuance of grading permits, the project applicant shall enter into agreements with the consulting tribes for Native American Monitors. In conjunction with the Archaeological Monitor(s), the Native American Monitors shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitors representing the Soboba Band of Luiseno Indians and the Agua Caliente Band of Cahuilla Indians shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The project applicant shall submit a fully executed copy of the agreements with the Soboba Band of Luiseno Indians and the Agua Caliente Band of Cahuilla Indians. to the County Archaeologist to ensure compliance with this measure. Upon verification, the County Archaeologist shall clear this condition. The agreement(s) shall not modify any condition of approval or mitigation measure.</p>	Prior to issuance of Grading Permit	Riverside County Archaeologist  Applicant or its designee  Native American Monitor(s)	Applicant or its designee shall submit copies of executed agreement(s) to County Archaeologist	
<p><b>MM TCR 3. Artifact Disposition of Prehistoric and/or Tribal Cultural Resources.</b> In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.</p> <p>One of the following treatments shall be applied.</p> <ol style="list-style-type: none"> <li>1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</li> <li>2. Reburial of the resources on the project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following measures to protect the reburial area from any future impacts in perpetuity: <ul style="list-style-type: none"> <li>• Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded.</li> <li>• No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items.</li> </ul> </li> </ol>	Prior to Grading Permit Final Inspection	Riverside County Archaeologist  Applicant or its designee  Project Archaeologist	Applicant or its designee shall submit written compliance to the County Archaeologist	

Mitigation Measure, Applicant Proposed Measure or Regulatory Requirement	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
<ul style="list-style-type: none"> <li>Any reburial processes shall be culturally appropriate and approved by the consulting Tribe(s).</li> <li>Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.</li> </ul>				
<b>MM TCR 4. Human Remains.</b> Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.	During ground-disturbing construction activities	County Archaeologist Applicant or its designee Project Archaeologist	City notify County coroner of any human remains  Contractor notify County of discovery immediately	