
Mitigation Monitoring Reporting Program Rosemount Storage Project

Lead Agency:

City of Cathedral City
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Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Action ,Responsibility and Timing	Implementation Monitoring
4.4 Biological Resources			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<p>Mitigation Measure:</p> <p>BIO-1: Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.</p> <p>BIO-2: Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a</p>	<p>Responsibility: Applicant</p> <p>Action: Development of Bird Survey with Emphasis on Burrowing Owls.</p> <p>Timing: 3 days prior to any permit involving the following: vegetation removal or ground disturbing activities,.</p>	<p>Implementation: Preparation of a report that confirm that the site is free of nesting birds, burrowing owls, and sand dependent covered species to be approved by the Planning Division of the Community and Economic Development Department of the City of Cathedral City.</p> <p>Initials: __ Date: __</p>

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	<p>qualified biologist according to the Staff Report on Burrowing Owl Mitigation (CDFG, 2012 or most recent version) prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall begin coordination with CDFW and USFWS immediately and shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours</p>		

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	<p>prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG, 2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.</p> <p>BIO-4: Prior to vegetation removal or ground-disturbing activities, the City of Cathedral City will collaborate with the Coachella Valley Conservation Commission to plan and implement a salvage of sand-dependent Covered Species within the Project site.</p>		
4.4 Biological Resources			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<p>Mitigation Measure:</p> <p>BIO-5: Prior to construction and issuance of any grading permit, the City of Cathedral City shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee and transfer of revenues to the Coachella Valley Conservation Commission.</p>	<p>Responsibility: Applicant</p> <p>Action: Payment of CVMHSCP Fees.</p> <p>Timing: Prior to issuance of any permits.</p>	<p>Implementation:</p> <p>Applicant shall Submit for a grading permit and review to ensure compliance with CVMSHCP and payment of applicable fees to the Building Division of the Community and Economic Development Department.</p> <p>Initials: __ Date: __</p>

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4.5 Cultural Resources			
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p> <p>c) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>Mitigation Measure:</p> <p>CUL-1: Prior to grading disturbance activities, the City of Cathedral City Planning Department shall inform field personnel of the possibilities of a buried cultural resource find. A qualified archaeologist shall be made available by the applicant during all ground disturbing activities should any unknown cultural resource be uncovered. In addition, because the site is located within the boundaries of the Agua Caliente Band of Cahuilla Indians (ACBCI) Tribe's Traditional Use Area, all ground disturbing activities shall be monitored by a ACBCI Tribal Monitor. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find shall cease and the qualified archaeologist shall be retained by the applicant to assess the significance of the find. The qualified archaeologist/Tribal monitor shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources found meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation and mitigation of impacts to the find shall be developed.</p> <p>If it has been determined that the find, with concurrence of the archaeologist, and tribal monitor/THPO in the case of cultural resources, has significance, the final disposition of the find shall be determined with concurrence between the archaeologist, THPO (in the case of tribal cultural resources) and the City Planner. Once the mitigation and disposition for the find has</p>	<p>Responsibility: Applicant</p> <p>Action: Enter into an Agreement to have a Tribal Monitor on site during all ground disturbing activities.</p> <p>Timing: Prior to the issuance of any Permits.</p>	<p>Implementation: Submit Agreement with the Agua Caliente Tribe to City of Cathedral City, Planning Division of the Community and Economic Development Department.</p> <p>Initials: __ Date: __</p>

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	been determined, work in the vicinity of the find shall resume at the direction of the archaeologist.		
	Mitigation Measure: CUL-2: Should human remains be discovered on site during any ground disturbing activities, further ground disturbance activities shall be halted until processes governing an accidental discovery of any human remains have been initiated in accordance with Health and Safety Code 7050.5, CEQA 15064.5€, and Public Resources Code 5097.98.	Responsibility: Applicant Action: Prior to the issuance of any permits an Agreement with the Agua Caliente Tribe shall be approved by the Planning Division of the Community and Economic Development Department of the City of Cathedral City. Timing: During all ground disturbing activities.	Implementation: Process shall be outlined in the Agreement for the Tribal Monitoring from the Agua Caliente tribe. It should include: In the event of discovering human remains , the County Coroner and Cathedral City Police Department shall be contacted to rule out foul play and then shall coordinate with the Agua Caliente Tribe as appropriate. Initials: __ Date: __
4.17 Transportation and Traffic			
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Mitigation Measure: TRAN-1: The Project will be conditioned to construct half-width roadway improvement along the property frontage on Rosemount Road including curb, gutter, sidewalk and paving. The proposed traffic signal at the new intersection of Date Palm Drive and Rosemount	Responsibility: Applicant Action: Preparation of plans detailing improvements. Timing: Approval by the Engineering	Implementation: Construction of half-width roadway plans. Initials: __ Date: __

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	Road will be constructed by whichever project is constructed first between Date Palm Drive Mixed Use, the Wren Project, and the Vallarta Shopping Center.	Department of the City of Cathedral City before any permits are issued for the first phase of the project.	
4.18 Tribal Cultural Resources			
<p>a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. 	<p>CUL-1 Prior to grading disturbance activities, the City of Cathedral City Planning Department shall inform field personnel of the possibilities of a buried cultural resource find. A qualified archaeologist shall be made available by the applicant during all ground disturbing activities should any unknown cultural resource be uncovered. In addition, because the site is located within the boundaries of the Agua Caliente Band of Cahuilla Indians (ACBCI) Tribe's Traditional Use Area, all ground disturbing activities shall be monitored a ACBCI Tribal Monitor. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find shall cease and the qualified archaeologist shall be retained by the applicant to assess the significance of the find. The qualified archaeologist/Tribal monitor shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources found meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find shall be developed.</p> <p>If it has been determined that the find, with concurrence of the archaeologist, and tribal monitor/THPO in the case of cultural resources, has significance, the final disposition of the find shall be determined with concurrence between the archaeologist, THPO (in the case of tribal</p>	<p>Responsibility: Applicant</p> <p>Action: Prior to the issuance of any permits a Native American Monitoring Agreement shall be approved by the Planning Division of the Community and Economic Development Department.</p> <p>Timing: Monitor shall be present during all during all ground disturbing activities.</p>	<p>Implementation: Submit Agreement with the Native American Monitor to the, Planning Division of the Community and Economic Development of the City of Cathedral City.</p> <p>Initials: __ Date: __</p>

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	cultural resources) and the City Planner. Once the mitigation and disposition for the find has been determined, work in the vicinity of the find shall resume at the direction of the archaeologist.		
	CUL-2: Should human remains be discovered on site during any ground disturbance activities, further ground disturbance activities shall be halted until processes governing an accidental discovery of any human remains have been initiated in accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98.	<p>Responsibility: Applicant</p> <p>Action: Prior to the issuance of any permits a Native American Monitoring Agreement shall be approved by the Planning Division of the Community and Economic Development Department of the City of Cathedral City.</p> <p>Timing: During all ground disturbing activities.</p>	<p>Implementation: Process shall be outlined in the Agreement for the Tribal Monitoring to include the discovery of human remains. In that event, the County Coroner and Cathedral City Police Department shall be contacted to rule out foul play and then shall coordinate with the Agua Caliente Tribe as appropriate.</p> <p>Initials: __ Date: __</p>