

Appendix A
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING & REPORTING PROGRAM
City of Coachella / Armtec Expansion Master Plan
Environmental Assessment 25-01/ SCH No. _____

Resource Topic	Level of Impact After Mitigation	Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Timing
Biological Resources	Less than Significant	BIO-1 A qualified biologist shall conduct two (2) take avoidance pre-construction burrowing owl surveys on the northern parcel of the Project site during Phase 2. The first shall occur between 14 and 30 days prior to ground disturbance, and the second shall occur within 24 hours of ground disturbance. If burrowing owls are detected, the project proponent shall consult with CDFW to determine what course of action is needed, such as the use of exclusion devices (if applicable) to discourage owls from using burrows that are believed to be in jeopardy of being impacted by implementation of the project.	Project applicant, project biologist, Planning Division.	Prior to the issuance of any permit to allow ground disturbance on the northern parcel of the site, the Project Proponent shall submit the pre-construction surveys for burrowing owl to the City.
Cultural Resources	Less than Significant	CUL-1 Prior to the start of Project excavation, a qualified archaeologist shall be retained, and create a Worker's Environmental Awareness Program (WEAP) pamphlet that will be prepared by the Project Archaeologist and provided by the Archaeologist as a training class to Project personnel, so they understand the regulatory requirements for the protection of cultural resources. This training class shall include examples of cultural resources to look for during project excavation and the protocols to follow if discoveries are made.	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	Prior to the start of Project excavation and/or earth-disturbing activities. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

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Cultural Resources Cont.	Less than Significant	CUL-2 Archaeological resources monitoring shall be conducted by a professional archaeological resources monitor during Project related earth-disturbing activities, per OHP standards, under the supervision of a qualified Project Archaeologist. Monitoring will entail visual inspection of Project related earth-disturbing activities in native soil. If the Archaeologist deems that the excavation is no longer in soil that would produce artifacts, features, or sites, the monitoring can cease.	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	During Project related earth-disturbing activities. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.
	Less than Significant	CUL-3 As per the results of the AB 52 Government to Government Consultation, prior to the issuance of grading permits, the developer /permit applicant shall enter into an agreement with the Agua Caliente Band of Cahuilla Indians, for a Native American Monitor. The Native American Monitor(s) 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 Archaeo-logical Monitors(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the City to ensure compliance with this condition of approval.	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	Prior to the issuance of grading permits. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

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Cultural Resources Cont.	Less than Significant	<p>CUL-4 If an archaeological resource is encountered during excavation when the monitor(s) are not on site, all excavation shall cease within at least 50 feet of the discovery and the Principal Investigator, Lead Archaeologist and the Tribe must be notified. Work cannot resume in the direct area of the discovery until it is assessed by the Principal Investigator, and/or Lead Archaeologist, and the Tribe, and indicates that excavation can resume.</p>	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	<p>During excavation, in the event an archaeological resource is encountered.</p> <p>Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.</p>
	Less than Significant	<p>CUL-5 If an archaeological discovery cannot be preserved in situ and requires an excavation team or requires additional time to collect cultural resources, a Discovery and Treatment Plan (DTP) will be developed by the Lead Archaeologist in collaboration with the Consulting Tribe(s), and the area will be cordoned off and secured so that an archaeological resources excavation team, led by the Principal Investigator and Lead Archaeologist, may recover the cultural resources out of that location. Once the Principal Investigator has determined that the collection process is complete for a given area or locality, construction activity can resume in that localized area.</p>	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	<p>During excavation, in the event an archaeological/ cultural resource is encountered.</p> <p>Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.</p>

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Cultural Resources Cont.	Less than Significant	<p>CUL-6 If human remains are encountered, all work on the project will be suspended and the City of Coachella will be contacted immediately. The City of Coachella will contact the Riverside County coroner. If the remains are deemed Native American in origin, the coroner will contact the NAHC if a Native American monitor has not been assigned to the Project, in which the NAHC will identify a most likely descendant in compliance with Public Resources Code Section 5097.98 and California Code of Regulations Section 15064.5. After their notification by the Native American Heritage Commission, the Most Likely Descendant will have 48 hours to visit the site and make recommendations as to the treatment and final deposition of the remains. Work may be resumed at the landowner's discretion but will only commence after consultation and treatment have been concluded to the satisfaction of the lead agency and the Native American tribe.</p>	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	<p>In the event human remains are encountered.</p> <p>Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.</p>
	Less than Significant	<p>CUL-7 All non-Native American related cultural resources collected by the archaeologist, such as early settler historic items or sites, will be prepared in a properly equipped laboratory to a point ready for curation. Artifacts will be identified, photographed, analyzed, catalogued, and delivered to an accredited museum repository for permanent curation and storage or to the appropriate Accompanying notes, maps, and photographs shall also be filed at the final repository. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.</p> <p>If Tribal Resources are found, treatment will be as follows: Reburial of the resources on the Project property in a location agreed upon by the Developer and Consulting Tribe(s). The</p>	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	<p>In the event tribal or cultural resources are discovered.</p> <p>Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the</p>

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Cultural Resources Cont.		measures for reburial shall include, at least the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloging, analysis and studies have been completed on the cultural resources, with the exception of sacred items, burial goods, and Native American human remains. Any reburial processes shall be culturally appropriate.		significance of all archaeological finds.
	Less than Significant	CUL-8 At the conclusion of laboratory work but prior to museum curation of non- Native American artifacts, a final (negative or positive) findings report will be prepared describing the results of the cultural mitigation monitoring efforts associated with the Project. The report will include a summary of the field and laboratory methods, an overview of the cultural background within the project vicinity, a list of cultural resources recovered (if any), an analysis of cultural resources recovered (if any) and their scientific significance, and recommendations. A copy of the report will be prepared for the City of Coachella, the EIC, and be submitted to the designated museum repository (if applicable).	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	At the conclusion of laboratory work but prior to museum curation of non- Native American artifacts. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians. The report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.
Geology and Soils	Less than Significant	GEO-1 A site-specific Geotechnical Report shall be prepared and submitted with grading plans, and shall analyze site- and building-specific conditions to provide recommendations on soil compaction, seismic design and liquefaction. The report recommendations shall be incorporated in Project construction plans.	Project engineer, Project geotechnical consultant, Project applicant, Planning Division, Engineering Department	Prior to the issuance of grading permits. The applicant shall provide the final grading and building plans to the Project geotechnical consultant for review and ensure the recommendations are incorporated into the design criteria and Project specifications as deemed appropriate by the consultant.

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Geology and Soils Cont.	Less than Significant	GEO-2 Prior to the commencement of grading or excavation activities, the Lead Paleontologist shall be retained and create a Worker's Environmental Awareness Program (WEAP) pamphlet that will be prepared and provided by the Project Paleontologist during the training class to Project personnel, so they understand the regulatory requirements for the protection of paleontological resources. This training class shall include examples of paleontological resources to look for during Project excavation and the protocols to follow if discoveries are made.	Project applicant, Lead Paleontologist, Planning Division.	Prior to the commencement of grading or excavation activities.
	Less than Significant	GEO-3 In the event that a paleontological resource is encountered when a monitor is not on site, all construction shall cease within at least 50 feet of the discovery and the Principal Investigator and/or Lead Paleontologist must be immediately notified. If the paleontological monitor is present at the time of discovery, then the monitor will have the authority to temporarily divert the construction equipment around the find until the Principal Investigator and/or Lead Paleontologist has assessed the resource for scientific significance. Work cannot resume in the direct area of the discovery until it is assessed by the Principal Investigator and/or Lead Paleontologist, and he/she indicates that construction can resume. Any soil that will be disturbed in Early Holocene or Late Pleistocene soils requires a construction monitor.	Project developer/ contractor, Lead Paleontologist/ paleontological monitor, Planning Division.	In the event a paleontological resource is encountered during construction activities. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The paleo report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered resources, upon completion of the field and laboratory work.
	Less than Significant	GEO-4 In the event that significant paleontological resources are encountered, the Lead Paleontologist will implement the Paleontological Management Treatment Plan (PMTP) prepared for the Armtec Defense Products Co Master Plan Project. The purpose of the PMTP is to achieve compliance with the California Environmental Quality Act (CEQA),	Lead Paleontologist/ paleontological monitor, Project applicant, Planning Division	In the event a paleontological resource is encountered during construction activities. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The paleo

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Geology and Soils Cont.		and local governmental agencies concerning the treatment of unexpected paleontological finds which are significant at the federal, state, and/or local level.		report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered resources, upon completion of the field and laboratory work.
	Less than Significant	GEO-5 If a paleontological discovery requires an excavation team or requires additional time to collect specimens, or the size of the discovery is more than a monitor can collect during standard daily monitoring services, a more intensive Discovery and Treatment Plan (DTP) may need to be developed and the area will be cordoned off and secured so that a paleontological resources excavation team, led by the Principal Investigator and/or Lead Paleontologist, may recover the fossil specimens out of that area once the DTP has been approved. Once the Principal Investigator and/or Lead Paleontologist has determined that the collection process is complete for a given area or locality, construction activity may resume in that localized area.	Lead Paleontologist/ paleontological monitor, Project applicant, Planning Division.	In the event a paleontological resource is encountered during construction activities. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The paleo report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered resources, upon completion of the field and laboratory work.
	Less than Significant	GEO-6 Once construction activities are complete, all fossil specimens collected will be prepared in a properly equipped paleontology laboratory to a point ready for curation. Laboratory preparation will include, but not be limited to, the careful removal of excess matrix from fossil remains, stabilizing and repairing specimens, identified to the lowest taxonomic level, analyzed, photographed, and catalogued before they are sent to the local repository for curation and permanent storage. Accompanying notes, maps, and photographs shall also be filed at the repository. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.	Lead Paleontologist/ paleontological monitor, Project applicant, Planning Division.	Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The paleo report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered resources, upon completion of the field and laboratory work.

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Geology and Soils Cont.	Less than Significant	GEO-7 At the conclusion of laboratory work and preparation for museum curation, a final (negative or positive) findings report will be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report will include a summary of the field and laboratory methods, an overview of the geology and paleontology in the project vicinity, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report will also be submitted to a designated museum repository.	Lead Paleontologist/ paleontological monitor, Project applicant, Planning Division	At the conclusion of laboratory work and preparation for museum curation. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The paleo report will summarize the methods and results of the evaluation, including an itemized inventory and a detailed analysis of recovered resources, upon completion of the field and laboratory work.
Hazards and Hazardous Materials	Less than Significant	HAZ-1 Prior to the issuance of grading and building permits for the Phase 2 structures located on the southern parcel, a limited Phase II Environmental Site Assessment shall be performed in areas of the Project site where development is planned to evaluate potential impacts to shallow soil, and potential vapor encroachment concerns beneath proposed building footprints. All recommendations and mitigation measures in the forthcoming Phase II ESA shall be implemented by the Project. If results of the Phase II ESA indicate there are impacts to soil, a soil management plan would be developed to manage any impacted soil appropriately during redevelopment. Similarly, if the Phase II ESA results indicate there are any vapor encroachment concerns that require mitigation, this would also be recommendation of the Phase II ESA.	Project Phase II ESA consultant, Project applicant, Planning Division, Engineering Department.	Prior to the issuance of grading and building permits for the Phase 2 structures located on the southern parcel The applicant shall provide the final limited Phase II ESA, and if required, the soil management plan and/or vapor encroachment mitigation plan, to the City for review prior to the issuance of grading permits to ensure the recommendations and mitigation measures set forth in the Phase II ESA are incorporated into the construction plans and Project design as deemed appropriate by the consultant.

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Transportation	Less than Significant	TRA-1 For the proposed project-adjacent improvements, the existing striping and signage for stop sign control on the west leg of the Armtec main entrance shall be upgraded as recommended in Appendix H (Project Traffic Report).	Project applicant, Engineering Department.	Prior to the issuance of the first certificate of occupancy for the Project.
	Less than Significant	TRA-2 To remedy the LOS deficiency at the intersection of Tyler Street at Grapefruit Boulevard / Highway 111, the Project is responsible for a fair-share contribution of 10.5 % towards the provision of a traffic signal.	Project applicant, Engineering Department.	Prior to the issuance of the first certificate of occupancy for the Project. The Project applicant shall coordinate with the City and CVAG the payment of the agreed upon fair share contribution for improvements to the intersection of Tyler Street at Grapefruit Boulevard / Highway 111 prior to the issuance of the first certificate of occupancy for the Project.
Tribal Cultural Resources	Less than Significant	<p>TCR-1 The following requests are from the ACBCI's AB 52 response letter dated February 19, 2025:</p> <ul style="list-style-type: none"> • Formal government to government consultation under California Assembly Bill No. 52 (AB-52). • A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area. • Copies of any cultural resource documentation (report and site records) generated in connection with this project. • A copy of the records search with associated survey reports and site records from the information center. • The presence of an approved Agua Caliente Native American Cultural Resource 	Project applicant, ACBCI THPO, Tribal Monitor(s), Planning Division.	The executed monitoring agreements shall be provided to the City prior to the issuance of grading permits. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

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Tribal Cultural Resources Cont.		Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.		Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City and with the Agua Caliente Band of Cahuilla Indians