

Attachment 9

Mitigation Monitoring and Reporting Program

**MITIGATION MONITORING & REPORTING PROGRAM
REDWOOD WEST CORDOVA PROJECT
SITE PLAN REVIEW 2023-007**

Impact Heading	Level of Impact After Mitigation	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
Greenhouse Gas Emissions	Less Than Significant	GHG-1 Establish an employee carpooling program, including incentives (preferred parking, flex time incentives, etc.) for participating employees.	Town Planning Department, Project Proponent	Prior to issuance of certificate of occupancy
Greenhouse Gas Emissions	Less Than Significant	GHG-2 Provide employees with free or discounted public transit passes.	Town Planning Department, Project Proponent	Prior to issuance of certificate of occupancy
Biological Resources	Less Than Significant	BIO-1 Focused plant surveys for white pygmy poppy, desert cymopterus, Mojave monkeyflower, Barstow woolly sunflower, solitary blazing star, beaver dam breadroot, and Mojave fish-hook cactus shall be conducted during the appropriate season and prior to any ground disturbance on the Project site. Two surveys by a qualified biologist would be required in spring (March/April) and two additional surveys in the summer (June/July). If significant populations are found, biological monitoring by a qualified biologist may be required near their populations. If disturbance is unavoidable, they should be transplanted and/or have seeds/topsoil collected with guidance from the CDFW. If white pygmy-poppy, desert cymopterus, Mojave monkeyflower, Barstow woolly sunflower, and beaver dam breadroot, which are proposed for coverage under the MSHCP/NCCP are detected, the Town must also be consulted.	Town Planning Department, Project Biologist	Prior to ground disturbance.
	Less Than Significant	BIO-2 Prior to any ground disturbance on the Project site, a permit shall be secured from the CDFW, in compliance with the WJTA, for the removal of western Joshua trees. The permit shall include whether trees are to be transplanted, and the payment of required mitigation fees for the preservation of habitat for the species. The applicant shall furnish the Town with a copy of the permit prior to the issuance of a grubbing or grading permit.	Town Planning Department, Project Biologist	Permit prior to ground disturbance.
	Less Than Significant	BIO-3 Concurrent with the implementation of Mitigation Measure BIO-5, a pre-construction survey for Crotch bumblebee nests shall be conducted. Any occupied Crotch bumblebee nest must be avoided. If avoidance is not feasible, occupied Crotch bumblebee nests shall be removed following consultation with the CDFW for guidance and potential incidental take permit.	Project contractor, Project Biologist	Permit prior to ground disturbance.
	Less Than Significant	BIO-4 In order to assure that no impacts to desert tortoise occur, the following measures shall be undertaken as part of the Project's construction: 1) A worker's environmental awareness program (WEAP) will be implemented to educate the construction crew of potential special status species present on the Project site prior to the initiation of any grading or construction on the site. 2) Construction and maintenance personnel will be required to inspect for desert tortoises under vehicles prior to moving the vehicle. If a desert tortoise is found beneath a vehicle, it will not be moved until the desert tortoise had left of its own accord. All desert tortoise observations will be reported to a qualified biologist, the CDFW and the US Fish and Wildlife Service. 3) A qualified biologist will monitor construction to ensure that tortoises do not enter the work area and that they are not disturbed if present. Isolating the site with tortoise-proof fencing could reduce or eliminate this need. 4) Any open trenches adjacent to habitat will be monitored by a qualified biologist daily. If left open overnight or at any time when not monitored, they must be fenced and/or covered to prevent entry by desert tortoises. Exit ramps will be present within open trenches. 5) If a desert tortoise is identified on the Project site, it shall not be disturbed until the qualified biologist has determined what actions, including avoidance or relocation, are to be safely undertaken, and all necessary permits have been secured with the State and federal wildlife agencies.	Town Planning Department, Project Contractor, Project Biologist	Prior to ground disturbing activities & during construction.

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	Less Than Significant	<p>BIO-5 A four-visit breeding season survey of those areas found to have potential for burrowing owl occupation shall be conducted in conformance with CDFW protocols contained in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). Breeding season focused surveys cannot begin sooner than February 1 of any given year. If burrowing owls are found and are unavoidable, guidelines in CDFG’s Staff Report for burrowing owls (2012), including avoidance or passive relocation will need to be followed and consultation with the CDFW may be required.</p> <p>Furthermore, where potential habitat is present, CDFG (2012) also requires less extensive preconstruction take avoidance surveys for owls whether or not found by the focused surveys in case the site has been occupied in the interim between the focused surveys and initiation of construction. A pre-construction survey shall be completed between 14 days to 24 hours before groundbreaking, and can be conducted in conjunction with Mitigation Measure BIO-6. Since the burrowing owl is proposed for coverage under the MSHCP/NCCP, the Town must also be consulted if they are detected onsite.</p>	Town Planning Department, Project Contractor, Project Biologist	Prior to ground disturbing activities.
	Less Than Significant	<p>BIO-6 Any vegetation removal or grading occurring during the nesting season (January 15 through August 31) would require at least one nesting bird survey to be conducted by a qualified biologist no more than three days prior to such activity. If no nests are found, construction may proceed. If active nests are found, impact avoidance measures (e.g. ‘no work’ buffers; sound and/or visual barriers) will be put in place around the nest until young have fledged. Additionally, if offsite nests are identified, then the CDFW recommended buffers of 500 feet for birds-of-prey and 100 to 300 feet for other birds should be applied.</p>	Town Planning Department, Project Biologist	Prior to ground disturbing activities.
	Less Than Significant	<p>BIO-7 In conjunction with the survey for potential burrows required under BIO-5, the Project biologist shall also inspect for the presence of desert kit fox. Should a den be discovered during this survey, the Project biologist shall recommend avoidance and mitigation measures consistent with CDFW consultation and requirements.</p>	Project Contractor, Project Biologist	Prior to ground disturbing activities.
	Less Than Significant	<p>General Plan Mitigation Measure 14 The Town shall promote the use of native vegetation for landscaping to enhance and create viable habitat for local species. The Town shall periodically update a comprehensive list of plant materials that are complementary with the local environment. This list shall include native and non-native, drought tolerant trees, shrubs and groundcover. The Town shall also maintain a list of prohibited plant materials. Both lists shall be made available to developers and residents. The use of native vegetation in project submissions shall be given preference over water-intensive landscaping during project design review.</p>	Town Planning Department	Prior to issuance of certificate of occupancy, review and approval of landscape plans
	Less Than Significant	<p>General Plan Mitigation Measure 15. The Town shall require developers to recover, preserve, or utilize native vegetation within their project or shall require that viable vegetation is transplanted to other appropriate sites in conformance with its Native Plant Ordinance. The Town shall make information on salvaging and transplanting native species available to developers.</p>	Town Planning Department	Prior to issuance of certificate of occupancy, review and approval of landscape plans
Cultural and Tribal Resources	Less Than Significant	<p>CUL-1 In the event that cultural resources are discovered during project activities, all work within a 60-foot radius shall cease and a qualified archaeologist meeting Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</p>	Project Contractor, Town Planning Department, Project Archaeologist, YSMN Monitor	During all phases of ground disturbance.
	Less Than Significant	<p>CUL-2 If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the draft of which shall be provided to YSMN for review and comment. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	Project Contractor, Town Planning Department, Project Archaeologist, YSMN Monitor	During all phases of ground disturbance.

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	Less Than Significant	CUL-3 Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Town for dissemination to YSMN. The Town shall, in good faith, consult with YSMN throughout the life of the project.	Town Planning Department, Project Archaeologist, YSMN Monitor	During all ground disturbance
	Less Than Significant	CUL-4 If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot radius of the find shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	County Coroner, Town Planning Department, YSMN Monitor	During all ground disturbance
	Less Than Significant	CUL-5 Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Services Agreement with the Morongo Band of Mission Indians (MBMI) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.	Project Contractor, Town Planning Department, Project Archaeologist, MBMI Monitor	Prior to ground disturbance.
	Less Than Significant	CUL-6 Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a Qualified Archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The Archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The Archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.	Town Planning Department, Project Archaeologist, MBMI Monitor	Prior to ground disturbance.
	Less Than Significant	CUL-7 Prior to any ground-disturbing activities the project Archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.	Town Planning Department, Project Archaeologist, MBMI Monitor	Prior to ground disturbance.
	Less Than Significant	CUL-8 The retained Qualified Archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.	Project Contractor, Project Archaeologist, Tribal Monitor	Prior to ground disturbance.
	Less Than Significant	CUL-9 During all ground-disturbing activities the Qualified Archaeologist and the Tribal Monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Tribal Monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The Qualified Archaeologist, in consultation with the Tribal Monitor, shall be responsible for determining the duration and frequency of monitoring.	Project Contractor, Town Planning Department, Project Archaeologist, MBMI Monitor	During ground disturbance.

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	Less Than Significant	<p>CUL-10 In the event that previously unidentified cultural resources are unearthed during construction, the Qualified Archaeologist and the Tribal Monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p> <p>If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the Qualified Archaeologist and Tribal Monitor[s]. The Archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The Qualified Archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Tribal Monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the Qualified Archaeologist in consultation with the Tribe[s] and the Tribal Monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:</p> <ul style="list-style-type: none"> A. Full avoidance. B. If avoidance is not feasible, Preservation in place. C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction. <p>If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)</p>	Town Planning Department, Project Archaeologist, MBMI Monitor	During ground disturbance.																																																																																				
Transportation	Less Than Significant	<p>TRA-1 In order to assure the safe and efficient movement of traffic in the Project area at a level consistent with Town policy during the morning and evening peak hour, the Project shall pay fair share contributions for regional improvements consistent with Table 43 below.</p> <p align="center">Table 1 Project Fair Share Contributions to Impacted Intersections</p> <table border="1" data-bbox="436 1089 1295 1539"> <thead> <tr> <th>#</th> <th>Intersection</th> <th>Existing (2023) Traffic</th> <th>HY (2040) w/ Project Traffic</th> <th>Project Only Traffic</th> <th>Total New Traffic¹</th> <th>Project Fair Share (%)²</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Dachshund Av. / Johnson Rd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>• AM Peak Hour</td> <td>510</td> <td>2,324</td> <td>145</td> <td>1,814</td> <td>8.0%</td> </tr> <tr> <td></td> <td>• PM Peak Hour</td> <td>771</td> <td>3,023</td> <td>189</td> <td>2,252</td> <td>8.4%</td> </tr> <tr> <td>2</td> <td>Dale Evans Pkwy. / Johnson Rd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>• AM Peak Hour</td> <td>268</td> <td>3,429</td> <td>144</td> <td>3,161</td> <td>4.6%</td> </tr> <tr> <td></td> <td>• PM Peak Hour</td> <td>411</td> <td>3,659</td> <td>189</td> <td>3,248</td> <td>5.8%</td> </tr> <tr> <td>3</td> <td>Stoddard Wells Rd. / Johnson Rd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>• AM Peak Hour</td> <td>288</td> <td>1,424</td> <td>66</td> <td>1,136</td> <td>5.8%</td> </tr> <tr> <td></td> <td>• PM Peak Hour</td> <td>426</td> <td>1,692</td> <td>89</td> <td>1,266</td> <td>7.0%</td> </tr> <tr> <td>4</td> <td>I-15 NB Ramps - Outer Hwy. 15 / Stoddard Wells Rd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>277</td> <td>1,184</td> <td>115</td> <td>907</td> <td>12.7%</td> </tr> </tbody> </table>	#	Intersection	Existing (2023) Traffic	HY (2040) w/ Project Traffic	Project Only Traffic	Total New Traffic ¹	Project Fair Share (%) ²	1	Dachshund Av. / Johnson Rd.							• AM Peak Hour	510	2,324	145	1,814	8.0%		• PM Peak Hour	771	3,023	189	2,252	8.4%	2	Dale Evans Pkwy. / Johnson Rd.							• AM Peak Hour	268	3,429	144	3,161	4.6%		• PM Peak Hour	411	3,659	189	3,248	5.8%	3	Stoddard Wells Rd. / Johnson Rd.							• AM Peak Hour	288	1,424	66	1,136	5.8%		• PM Peak Hour	426	1,692	89	1,266	7.0%	4	I-15 NB Ramps - Outer Hwy. 15 / Stoddard Wells Rd.								277	1,184	115	907	12.7%	Town Public Works Department, Project Proponent	Prior to issuance of improvement plans
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		<ul style="list-style-type: none"> • AM Peak Hour 406 1,632 150 1,226 12.2% • PM Peak Hour <hr/> 5 Quarry Rd. / Stoddard Wells Rd. <ul style="list-style-type: none"> • AM Peak Hour 317 1,069 115 752 15.3% • PM Peak Hour 477 1,322 150 845 17.8% <hr/> 6 Quarry Rd. / I-15 SB Ramps <ul style="list-style-type: none"> • AM Peak Hour 182 427 27 245 11.0% • PM Peak Hour 258 841 108 583 18.5% <hr/> 8 Dale Evans Pkwy. / Corwin Rd. <ul style="list-style-type: none"> • AM Peak Hour 130 1,756 18 1,626 1.1% • PM Peak Hour 197 1,819 24 1,622 1.5% <hr/> 9 Dachshund Av. / Cordova Rd. <ul style="list-style-type: none"> • AM Peak Hour 68 1,558 18 1,490 1.2% • PM Peak Hour 121 1,432 24 1,311 1.8% <hr/> ¹ Total New Traffic = (Horizon Year 2040 with Project - Existing Traffic) ² Project Fair Share % = (Project Only Traffic / Total New Traffic)		
	Less Than Significant	TRA-2 The Project shall construct 200-foot-long left turn pockets in all directions at the intersection of Cordova Road and Dachshund Avenue.	Town Public Works Department, Project Proponent	Prior to building occupancy