

**APPENDIX F**  
**MITIGATION MONITORING PROGRAM**

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Mitigation measures which would reduce or eliminate potential environmental impacts of the proposed project have been identified in this report. The mitigation measures are required by law to be implemented. In order to ensure compliance, the following mitigation monitoring program has been formulated. This program is presented in a checklist format.

The following checklist is intended to be used by the County of Imperial as the appointed monitoring entity. Information contained within the checklist clearly identifies the mitigation measure, delineates the monitoring schedule and defines the conditions required to verify compliance. The following is an explanation of the five columns which constitute the checklist.

**Column 1**

Mitigation Measure: An inventory of each mitigation measure is provided with a brief description. The monitor should refer to the text of the Environmental Impact Report for a more detailed description of requirements. In some instances, mitigation measures are summarized in this monitoring program. It is intended that all mitigation measures be implemented, even if they are not expressly listed in this column.

**Column 2**

Monitor: This identifies the agency which is responsible for determining compliance with the mitigation measure.

**Column 3**

Schedule: As scheduling is dependent upon the progression of the overall project, specific dates are not used within the "Schedule" column. Instead, scheduling describes a logical succession of events (e.g., prior to occupancy, annual) and if necessary, delineates a follow up program.

**Column 4**

Compliance Criteria: The monitor can easily determine a mitigation measure's completion by referring to "Compliance Criteria". Upon satisfaction of the requirement listed in this column, the mitigation measure is considered complete.

**Column 5**

Verification of Compliance: The monitor verifies completion of the particular mitigation measure by initialing and dating in this column. Where the "Schedule" column indicates annual or other ongoing mitigation measures, verification of compliance may not occur until completion of the project. Provision of all required signatures within the Verification of Compliance column signifies conclusion of the monitoring program. The status of ongoing mitigation measures is

to be documented. If the space provided is inadequate, the monitoring date and reference to a progress report would be provided in this column. Information provided within progress reports will be helpful in the development of future mitigation programs.

This program is to be adopted by the County of Imperial as the lead agency upon formulation of findings by the County of Imperial in order to comply with the requirements set forth by Assembly Bill 3180 (Public Resources Code Section 21081.6).

**TABLE I  
MITIGATION MONITORING CHECKLIST**

Mitigation Measures	Monitor	Schedule	Compliance Action	Verification of Compliance	
				Initial	Date Remarks
1. Process an amendment to Calipatria and Calexico's Sphere of Influence through LAFCO.	LAFCO	Prior to approval of any development projects in the proposed sphere of influence.	LAFCO approval of an amendment to the Spheres of Influence of Calipatria and Calexico.		
2. Prepare Specific Plans that include implementation policies and a land-use compatibility study.	Planning Dept.	Prior to approval of the Specific Plan.	Submittal of the Specific Plan to the Planning Department.		
3. Prepare an Extended Initial Study for any proposed project located within one-half mile of a proposed special purpose facility.	Planning Dept.	Prior to approval of any proposed project in the vicinity of a special purpose facility.	Submittal of the Extended Initial Study to the Planning Department.		
4. Require the preparation of project-level traffic studies for proposed projects with potential traffic impacts.	Dept. of Public Works	Prior to approval of the development project.	Submittal of a traffic study to the Department of Public Works.		
5. Coordinate and cooperate with Caltrans in planning for future state highway improvements.	Dept. of Public Works	When deemed necessary by CALTRANS.			
6. Require the preparation of a cultural resource study by a qualified archaeologist for any project proposed in an area identified as very, moderately, or lightly sensitive.	Planning Dept.	Prior to approval of the development project.	Submittal of a cultural resource study to the Planning Department.		
7. Require cultural resource studies as part of the environmental review for Specific Plans.	Planning Dept.	Prior to approval of the Specific Plan.	Submittal of cultural resource study to the Planning Department.		
8. Require the preparation of an acoustical analysis for projects proposed in noise sensitive areas.	Department of Public Works	Prior to approval of the project.	Submittal of acoustical analysis to the Department of Public Works.		
9. Require compliance with noise standards and criteria set forth in General Plan.	Planning and Public Works Departments	Prior to the issuance of any building permit.	To the satisfaction of the Departments of Public Works and Planning.		
10. Require a biological field reconnaissance and report for proposed projects with the potential for biological impacts.	Planning Department	Prior to approval of the project.	Submittal of biological survey report to the Planning Department.		
11. Require compliance with the biological preservation actions detailed in the EIR.	Planning Department	Prior to approval of the project.			
12. Require the preparation of revegetation plans as mitigation for loss of sensitive biological habitat if preservation is infeasible.	Planning Department	Prior to approval of the project.	Submittal of revegetation plan to the Planning Department.		

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Mitigation Measures	Monitor	Schedule	Compliance Action	Verification of Compliance	
				Initial	Date
13. Require implementation of one of the following options as mitigation for loss of sensitive biological habitat if preservation or revegetation is infeasible: a) Initiate a program of mitigation banking; or b) Require payment of a conversion fee to the County Planning Department.	Planning Department	Prior to approval of the project.	Approval of a mitigation agreement between the County and project proponent which details the mitigation option chosen.		
14. Require implementation of one or a combination of the following options as mitigation for loss of agricultural land: a) reduce land converted to non-agricultural uses and maintain on-site agricultural uses; b) establish on-site agricultural packaging/processing facilities; c) locate, secure, and improve replacement Important Farmland on a 1:1 basis; d) protect offsite Important Farmland subject to conversion through the purchase or transfer of its development rights; and e) for developments less than 160 acres, establish an inlieu fee to improve Important Farmland on a 1:1 basis to the County Planning Department.	Planning Department	Prior to recordation of final map and issuance of building permit.	County approval of a mitigation agreement between the County and the project proponent which details the mitigation option chosen.		
15. Require the creation of on-site buffer zones on projects proposed to be located adjacent to agricultural land; restrict the intensity of non-agricultural uses adjacent to agricultural lands; obtain signed statements from adjacent property owners that indirect impacts will not occur; require that at least one property line of new uses adjoins an area of existing uses.	Planning Department	Prior to recordation of final map and issuance of building permit.	County approval of final map delineating buffer zones.		
16. Require the adoption of the agricultural preservation policies including the minimum acre specification detailed in the EIR for any proposed project impacting agricultural land.	Planning Department	Prior to approval of General Plan.	Certification of the EIR and adoption of the General Plan by the County Board of Supervisors.		
17. Require the preparation of a regional land use study that evaluates the degree to which future development approaches build-out within each of the designated urban areas of the County. No GPA shall be permitted which allows the conversion of agricultural land to urban uses, unless it is shown by this study that build-out has been achieved.	Planning Department	Every five years.	Approval of the study by the Planning Department and Board of Supervisors.		

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				Initial	Date
18. Require the installation of security alarm systems on all commercial buildings.	Sheriff's Department	Upon completion of construction of building.	Inspection of the alarm system by a representative of the Sheriff's Department.		
19. Require the installation of security lighting on all parking lots, pathways and trails through commercial/industrial areas.	Planning Department	Upon completion of construction of the building.	Inspection of the area by a representative of the Sheriff's Department.		
20. Require the provision of clearly marked street names and numbers in order to enhance police and fire identification.	Planning Department	Prior to issuance of building permit.	County approval of building permit with this condition included.		
21. Require the consultation of a representative of the Sheriff's Department in the review of new development applications as they relate to street access and safety.	Planning Department	Prior to approval of the project.	Consultation with Sheriff's Department.		
22. Require the preparation of a geotechnical investigation report by a registered geotechnical engineer.	Department of Public Works	Prior to approval of a tentative map, implementing permit, or grading plan for any phase or unit of development.	Submittal of the report to the Departments of Planning and Public Works.		
23. Require compliance with basic construction procedures pursuant to the Uniform Building Code, which includes the incorporation of seismic safety-related construction standards.	Department of Public Works	Prior to issuance of a building permit.	To the satisfaction of the Department of Public Works.		
24. Require removal and recompaction of soils susceptible to settlement.	Department of Public Works	Prior to issuance of a grading permit.	To the satisfaction of the Department of Public Works.		
25. Require installation of appropriate erosion control facilities and structures, in compliance with County and other agency standards.	Department of Public Works	Prior to issuance of a grading permit.	To the satisfaction of the Department of Public Works.		
26. Require the preparation of a drainage study and report by a registered hydraulic engineer.	Department of Public Works	Prior to approval of a tentative map, implementing permit, or grading plan for any phase or unit of development.	Submittal of the report to the Departments of Planning and Public Works.		
27. Require compliance with the water conservation policies of the General Plan Water Element.	Department of Public Works	Prior to approval of the project.	To the satisfaction of the Departments of Planning and Public Works.		
28. Require installation of reclaimed water and/or urban runoff diversion facilities, to the extent feasible.	Department of Public Works	At such time that reclaimed water becomes commercially available, and meets the federal, state, and local health standards and permitting requirements for re-use in agricultural and landscape applications.	Approval of reclaimed water facilities improvement plan by the Department of Public Works.		

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				Initial	Date
Remarks					
29. Require installation of appropriate flood control facilities and structures, in compliance with County and other agency standards.	Department of Public Works	Prior to issuance of a grading permit.	To the satisfaction of the Department of Public Works.		
30. Require the preparation of an infrastructure improvement plan which shows temporary water utility connections to maintain continued agricultural use of adjacent properties.	Department of Public Works	Prior to approval of a tentative map, implementing permit, or grading plan for any phase or unit of development that could impact adjacent agricultural property due to grading operations.	Submittal of the plan to the Departments of Planning and Public Works.		
31. Require the payment of development fees to the County Fire Department.	Fire Department	Prior to construction of the project.	Payment of development fees to the Fire Department.		
32. Require the payment of development fees to the County for the provision of sewer services.	Dept. of Public Works	Prior to construction of the project.	Payment of development fee to the County Dept. of Public Works.		
33. Require the payment of development fees to the County or school district if adequate funding mechanisms for new schools do not exist.	Planning Department	Prior to construction of the project.	Payment of development fees to the school district or County.		
34. Require that parks be constructed near school sites when feasible.	Parks Department	During planning phase of project.	Consultation between the Parks Dept. and the school district in which a future park is planned to be located.		
35. Require that future planned residential communities incorporate community parks into their own development plans.	Planning Department	Prior to approval of tentative map.	Approval of tentative map with planned park delineated.		
36. Require that the Air Pollution Control Officer be included in reviews of the County Zoning Ordinance and in reviews of Specific Plans.	Planning Department	Prior to approval of Specific Plan or amendments to the Zoning Ordinance.	Consultation with the Air Pollution Control Officer.		
37. Require that future development projects be evaluated on the basis of conformance to the strategies of the Air Quality Attainment Plan.	Planning Department	Prior to approval of the project.	Preparation of an evaluation of the projects conformance to the Air Quality Attainment Plan.		
38. Require that new development utilize measures designed to conserve water in their construction and that future development projects conform to water quality guidelines detailed in this EIR.	Planning Department	Prior to approval of the project.	Preparation of an evaluation of the water quality impacts of a project identified as potentially impactive to water quality.		
39. Allow development within unsewered areas only after testing proves that septic systems would not create potential pollution.	Health Department	Prior to issuance of a building permit or approval of a tentative map.			

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				Initial	Date
40. Require that appropriate and necessary permits be obtained from all responsible agencies before any new industrial use is established.	Planning Department	Prior to approval of the new industrial use.	Receipt of permits from the responsible agencies.		
41. Continue the program of monitoring groundwater conditions in the Ocotillo-Coyote Wells basin in order to help extend the life of the groundwater resource.	Dept. of Public Works	Ongoing.	Preparation of an updated version of the report on the groundwater supplies in the Ocotillo-Coyote Wells basin.		
42. All Specific Plan Areas will include a biological study conducted by a qualified biologist and coordinated with USFWS and BLM.	Planning Department	Prior to approval of Specific Plan.	Submission of the report to Planning Department.		
43. Require dedication of right-of-way for public highway.	Dept. of Public Works	Prior to project approval.	Dedication of right-of-way.		
44. All new roadways will be coordinated with appropriate irrigation districts.	Planning Department	Prior to project approval.	Written acknowledgement of IID coordination.		
45. Require new development to fund pipeline/canal/drain modifications.	Planning Department	Prior to project approval.	Project Conditions of Approval.		
46. Distributed traffic studies to affected cities.	Planning Department	Prior to project approval.	Documentation of traffic study distribution.		
47. Require groundwater availability/quality studies on all development projects in groundwater dependent basins.	Planning Department	Prior to project approval.	Documentation of groundwater study.		
48. Require all new development and public works projects to comply with state and federal water quality standards.	Planning Department	Prior to project approval.	Project Conditions of Approval.		