



## Mitigation Monitoring and Reporting Program

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>AESTHETICS</b>							
<b>AES-1</b> Project applicants shall submit plans as part of the design review submittal to the City of Indio identifying all potentially reflective building materials and surfaces and demonstrate how these materials and surfaces shall be painted or otherwise treated to minimize reflectivity, except as necessary to achieve desired green building objectives. All glass used on external building walls shall be low-reflectivity.	For individual discretionary projects located in the Specific Plan area, review project plans for compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>AES-2</b> Development plans shall be reviewed to assure their substantial compliance with the basic design parameters set forth in the Indio Downtown/Old Town Specific Plan and individual project architectural plans package.	For individual discretionary projects located in the Specific Plan area, review project plans for compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>AES-3</b> Prior to the issuance of grading and building permits, the landscaping palette and design, as well as lighting elements for the development project, shall be reviewed for conformance with the Indio Downtown Specific Plan architectural design and the specific project's responsiveness to design issues raised during individual project review.	For individual discretionary projects located in the Specific Plan area, review project plans for compliance with this measure.	Prior to the issuance of grading or building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>AIR QUALITY</b>							
<b>AQ-1</b> The City shall require future development projects that are subject to discretionary review to incorporate the following measures: a. Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50	For individual discretionary projects located in the Specific Plan area, review construction specifications for compliance with this measure.	Prior to the issuance of grading permits.	Once for each discretionary project.	City of Indio Community Development Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>percent;</p> <p>b. Use required coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113. To the extent locally available, use zero VOC content paints.</p> <p>c. Diesel-powered off-road construction equipment (50 hp, or greater) shall meet U.S. EPA Tier 4 emissions standards, to the extent locally available.</p> <p>d. Idling of all on- and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.</p> <p>e. Fuel all off-road and portable diesel powered equipment with the Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</p> <p>f. Construction equipment engines shall be maintained in good conditions and properly tuned, in accordance with manufacturer's specifications;</p> <p>g. Building materials that do not require painting shall be used during construction to the extent available.</p> <p>h. Use alternatively-fueled (e.g., compressed natural gas, liquefied natural gas, propane, biodiesel) or electrically powered equipment, to the extent locally available.</p> <p>i. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings</p>							



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:</p> <p>j. Prohibit idling of a vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,</p> <p>k. Prohibit the operation of a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.</p> <p>l. All demolition and construction activities that can generate fugitive dust shall be required to implement dust control measures in accordance with South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust, and Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources. In accordance with SCAQMD requirements, larger construction projects (e.g., activities with a disturbed area of more than 5,000 square feet) may also be required to prepare a fugitive dust control plan. Fugitive dust control measures to be implemented are identified in Rule 403 and Rule 403.1.</p>							
<p><b>AQ-2</b> The City shall require future development projects that are subject to discretionary review to incorporate emission-reduction measures to address significant</p>	<p>For individual discretionary projects located in the Specific Plan area, review project plans for compliance with this measure.</p>	<p>Prior to the issuance of building permits.</p>	<p>Once for each discretionary project.</p>	<p>City of Indio Community Development Department</p>			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>long-term regional air quality impacts. Such measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Increase building envelope energy efficiency standards in excess of applicable building standards and encourage new development to achieve zero net energy use.</li> <li>b. Install energy-efficient appliances, interior lighting, and building mechanical systems. Encourage installation of solar panels for new residential and commercial development.</li> <li>c. Incorporate renewable energy sources in the project design (e.g., solar photovoltaic panels).</li> <li>d. Install higher efficacy public street and exterior lighting.</li> <li>e. Use daylight as an integral part of lighting systems in buildings.</li> <li>f. Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use.</li> <li>g. Install light colored “cool” roofs, cool pavements.</li> <li>h. Install solar and tankless hot water heaters.</li> <li>i. Encourage energy audits to be performed on residences prior to sale or other transfer of title. Provide prospective owners with recommendations for retrofit measures to be given to the buyer prior to transfer of title.</li> <li>j. Include mixed-use, infill, and higher density in development projects to support the reduction of vehicle trips,</li> </ul>							



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods.</p> <p>k. Limit idling time for commercial vehicles, including delivery and construction vehicles.</p> <p>l. Prohibit the installation of wood-burning fireplaces and stoves.</p> <p>m. Incorporate design measures and infrastructure that promotes safe and efficient use of alternative modes of transportation (e.g., neighborhood electric vehicles, bicycles) pedestrian access, and public transportation use. Such measures may include incorporation of electric vehicle charging stations, bike lanes, bicycle-friendly intersections, and bicycle parking and storage facilities.</p> <p>n. Incorporate design measures that promote ride sharing programs (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides).</p> <p>o. Incorporate measures that reduce water use (e.g., installation of low-flow fixtures, water-efficient irrigation systems and landscaping)</p> <p>p. Incorporate measures that reduce waste generation.</p> <p>q. Encourage new residential development to be constructed to allow for easy implementation of gray water systems that redirect water from washbasins, showers, and tubs for use in toilet flushing, irrigation,</p>							



Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
and other non-potable uses.							
<p><b>AQ-3</b> To reduce the potential for short-term exposure of sensitive receptors to TACs emitted during demolition and construction-related activities, the following measures shall be implemented:</p> <p>a. Implement MM AQ-1.</p> <p>b. Demolition of onsite structures shall comply with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation.</p> <p>c. If during demolition of existing structures, paint is separated from the construction materials (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, State and federal regulations. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements.</p> <p>d. Projects exceeding five acres of disturbance area shall prepare a</p>	For individual discretionary projects located in the Specific Plan area, verify that required evaluations have been completed and, as necessary, methods to minimize impacts have been incorporated into construction specifications and/or project plans.	Prior to the issuance of demolition, grading and/or building permits.	Once for each discretionary project.	City of Indio Community Development Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>construction Health Risk Assessment (HRA) consistent with SCAQMD methodology and modeling guidelines for HRAs. The HRA shall use project-specific dispersion modeling to analyze potential health risks at nearby receptors. If health risks from construction activities are determined to exceed SCAQMD significance thresholds of maximum incremental cancer risk of 10 in one million or greater, a cancer burden of greater than 0.5, or a chronic and/or acute hazard index of 1.0 or greater, measures such as phasing of ground disturbance, shall be implemented to reduce construction-related health risks below such thresholds.</p>							
<b>BIOLOGICAL RESOURCES</b>							
<p><b>BIO-1</b> As determined appropriate by the City of Indio Community Development Department, prior to issuance of any development project permits, pre-construction surveys shall be conducted focusing the survey on vegetation and unpaved property. Preconstruction surveys shall be conducted prior to the start of construction activities and within the typical blooming season or spring and early summer (generally March/April to August) for easy identification. If special-status species are identified, the area shall be flagged for avoidance. If a special-status species is identified and cannot be fully avoided, a mitigation plan shall be prepared and approved by both the City of Indio and the California Department of Fish and Wildlife.</p>	<p>For applicable individual discretionary projects located in the Specific Plan area (sites generally containing vegetation or unpaved area), verify the completion of a preconstruction survey that meets the requirements listed in the measure and, as necessary, incorporation of avoidance requirements into construction specifications and/or project plans.</p>	<p>Prior to issuance of grading and/or building permits.</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Community Development Department</p>			





## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Activities shall comply with any other development permits, including the National Pollutant Discharge Elimination Systems Permit, as well as regulatory agency standards, including, but not limited to, the California Department of Fish and Wildlife, Regional Water Quality Control Board, and the Coachella Valley Conservation Commission.							
<b>BIO-2</b> For all construction-related activities that take place during the nesting season, accepted as February 15 through August 31, a preconstruction nesting-bird survey for migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the project development site and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the California Department of Fish and Wildlife. Within this buffer zone, no construction shall take place until August 31 or the project biologist determines that the nest is no longer active.	For applicable individual discretionary projects located in the Specific Plan area, verify the submittal of a preconstruction nesting bird survey that meets the requirements listed in the measure.	Prior to issuance of any grading or building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department			
<b>BIO-3</b> Individual project developers shall continuously comply with the following during construction activities for any development in the Indio Downtown Specific Plan area: <ul style="list-style-type: none"> <li>▪ Prior to any earth disturbing activities for any development project on undeveloped and unpaved parcels, all construction personnel shall be trained in sensitive species identification and avoidance techniques. Proof of training shall be</li> </ul>	For applicable individual discretionary projects located in the Specific Plan area, review construction specifications/project plans prior to issuing grading/building permits, review monthly reports from the construction contractor verifying compliance with the requirements in the measure, and periodically verify in the field for compliance.	Continuous; as applicable; field verification monthly and continuously throughout grading and construction.	Continuous; as applicable for each applicable discretionary project; field verification monthly and continuously throughout grading and	City of Indio Community Development Department			



**Indio Downtown Specific Plan Final EIR**

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>submitted to the City of Indio Development Services Department. Any evidence, such as ground squirrel/burrowing owl burrows, observed at any time during construction, shall be promptly reported to the project's biologist, the City of Indio Development Services Department, the Coachella Valley Conservation Commission, and any other applicable reviewing agency to determine the appropriate course of action.</p> <ul style="list-style-type: none"> <li>▪ During construction activities, if an injured or dead State or federally listed species (or candidate species) is encountered, the project proponent shall stop work within the immediate vicinity. The project proponent and or their lead biologist shall notify the City of Indio Development Services Department, the Coachella Valley Conservation Commission, and the appropriate resources agency (e.g., United States Fish and Wildlife Service [USFWS] or California Department of Fish and Wildlife [CDFW]) to determine the appropriate course of action, such as the need for an Incidental Take Permit, if not covered by the Coachella Valley MSHCP.</li> <li>▪ At the end of each work day, the project contractor shall ensure that all potential wildlife pitfalls (trenches, bores, and other excavations) have been backfilled. If backfilling is not feasible, all trenches, bores, and other excavations shall be sloped at a 3:1 ratio at the ends to provide wildlife escape ramps, or covered completely to prevent wildlife access, or fully enclosed with exclusion fencing. If any wildlife species become entrapped within the</li> </ul>			construction.				



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>immediate vicinity, construction shall not occur until the animal has left the trench or has been removed by a qualified biological monitor as feasible. Employees and contractors shall look under vehicles and equipment for the presence of wildlife before moving vehicles and equipment. If wildlife is observed, no vehicles or equipment would be moved until the animal has left voluntarily or is removed by the project biologist. No listed species will be handled without appropriate permits.</p> <ul style="list-style-type: none"> <li>If an entrapped special-status species is encountered, the project biologist (or their designee) shall stop work within the immediate vicinity. Prior to the recommencement of construction, the project proponent shall notify the City of Indio Development Services Department, the Coachella Valley Conservation Commission, and the appropriate resources agency (e.g., USFWS or CDFW) and shall consult with the appropriate resource agencies to determine the appropriate course of action. Any entrapped species that is listed under the federal Endangered Species Act (FESA) or California Endangered Species Act (CESA) shall not be disturbed unless the appropriate authorization is obtained from the appropriate resource agency.</li> </ul>							
<b>CULTURAL RESOURCES</b>							
<p><b>CR-1</b> The applicant for individual development proposals in the Downtown Specific Plan Area with the potential to disturb historic resources identified as part of</p>	<p>For applicable individual discretionary projects located in the Specific Plan area, review the historic evaluation to verify that it meets the</p>	<p>Prior to issuance of demolition and/or construction</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Community Development Department</p>			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Mitigation Measure MM-CR-1 of the City of Indio General Plan Final EIR (June 2019) shall commission a historic evaluation of the proposal. The historic evaluation shall be conducted by a qualified historian approved by the City and shall be subject to City review and approval. If the evaluation concludes that the proposal would significantly affect a historic resource, feasible methods to avoid or minimize the historic resource impact shall be implemented. Such methods include, but are not limited to the standards that guide new development and alterations to existing structures in historic districts and local conservation zones to be developed in accordance with MM-CR-2 of the City of Indio General Plan Final EIR (June 2019).	requirements listed in the measure. As necessary, verify that appropriate methods have been incorporated to minimize impacts to historic resources	permits.					
<b>GEOLOGY AND SOILS</b>							
<b>GEO-1</b> Prior to any development project permits, building plans shall be prepared and submitted to the Indio Building Department for review and approval. Plans will show that all structures on the development site have been designed, and will be constructed, in accordance with seismic safety design criteria specified in the most recent California Building Code requirements, at a minimum, or as otherwise recommended by a qualified registered structural engineer. This measure shall be implemented on a project-by-project basis by each development applicant at the time of final design of improvements for project development under the Indio Downtown Specific Plan. Plans for improvements shall be subject to approval by the City of Indio Building and Safety Division	For individual discretionary projects located in the Specific Plan area, review project plans to verify compliance with the requirements listed in the measure.	Prior to issuance of grading/building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department; Public Works Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
and/or the Engineering Services Division.							
<b>GEO-2</b> For any development project proposed under the Indio Downtown Specific Plan, a specific geotechnical survey may be necessary in order to refine engineering design parameters regarding site preparation, grading, and foundation design, to assure design criteria responsive to specific project development site soils and the effects of differential settlements resulting from identified ground shaking potential, as well as effects of subsidence, lateral spreading, and collapse potential. Any geotechnical recommendations identified in the geotechnical analysis shall be incorporated into development plans prior to the approval. Development plans shall be approved by the City of Indio Building and Safety Division and/or the Engineering Services Division.	For individual discretionary projects located in the Specific Plan area, review a site-specific geotechnical study to verify that it meets the requirements listed in the measure.	Prior to issuance of grading/building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department; Public Works Department			
<b>GEO-3</b> Prior to issuance of any project-specific permits, detailed project-specific geotechnical mitigation measures shall be developed based on design-level geotechnical reports and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included within final grading plans. Proposed mitigation methods shall be subject to approval by the City of Indio Building and Safety Division, the Engineering Services Division, and/or Fire Safety Division. Mitigation shall be implemented by the individual project proponent, where appropriate, based on cost, and constructability considerations, and project specific requirements, and may include the following:	For individual discretionary projects located in the Specific Plan area, review project plans to verify that appropriate geotechnical requirements have been incorporated.	Prior to issuance of grading/building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department; Public Works Department			



**Indio Downtown Specific Plan Final EIR**

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ol style="list-style-type: none"> <li>1. Removal of any liquefiable/collapsible soils, if present, and replacement with engineered fill. Removal and replacement will be feasible above the water table or in dewatered excavations; and</li> <li>2. Liquefiable/collapsible soils both above and below the water table, if present, can be improved by in situ ground densification using deep dynamic compaction, rapid impact compaction, compaction with vibratory probes (e.g., vibroflotation, terraprobe), stone columns, and/or compaction piles.</li> <li>3. Increase soil density and shear strength and reduce soil moisture content of soils subject to cyclic softening, ground lurching, and static compression through consolidation under fills. The level of soil improvement will be sufficient to bring estimated post-construction settlement or seismic ground deformation to acceptable levels. Depending on the proposed fill thickness and site-specific soil conditions, mitigation could be effected either by project fills or by the application of temporary surcharge fills;</li> <li>4. Support large, heavy, or multi-story structures on deep foundations, such as driven piles, reinforced concrete caissons, or structural mat foundations, if ground improvement by placement of surcharge fills will not be effective;</li> <li>5. Dewater, if necessary, and remove soft, compressible soils, if present, and replace them with engineered fill; and</li> <li>6. Design any proposed project to avoid areas underlain by soils subject to cyclic softening, ground lurching, and static</li> </ol>							



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>compression.</p> <p>Geotechnical surveys shall be used to determine the appropriate engineering for foundations and support structures as well as building requirements to minimize geotechnical hazard impacts when implementing the Indio Downtown Specific Plan. Copies of all analyses shall be submitted to the City of Indio Building and Safety Division and/or the Engineering Services Division for review and approval. An approved copy of the evaluation shall be submitted to the City of Indio Community Development Department.</p>							
<p><b>GEO-4</b> For discretionary development projects in the Indio Downtown Specific Plan area, individual project developers shall limit grading to the minimum area necessary for construction and operation of a project. Final grading plans shall include best management practices (BMPs) to limit on-site and off-site erosion and a water plan to treat disturbed areas during construction and reduce dust. The plans shall be submitted to the City of Indio Building and Safety Division and/or the Engineering Services Division for review and approval. A copy of the approved plan shall be submitted to the City of Indio Community Development Department.</p>	<p>For individual discretionary projects located in the Specific Plan area, review project plans to verify that best management practices meeting the requirements listed in the measure are incorporated.</p>	<p>Prior to issuance of grading/building permits.</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Community Development Department; Public Works Department</p>			
<p><b>GEO-5</b> Prior to the commencement of construction activities, the project proponent shall provide for a qualified paleontologist to provide construction personnel with orientation and awareness training on potential paleontological resources. Such training shall include familiarization with the stop-work restrictions, noticing, and handling</p>	<p>For individual discretionary projects located in the Specific Plan area, verify that a qualified paleontologist meeting the requirements listed in the measure has been retained, and verify that training and info packages have been provided.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Community Development Department</p>			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
procedures, and ultimate disposition of ratifications. An information package shall be provided for construction personnel not present at the initial preconstruction briefing. The operator shall provide the City of Indio Community Development Department with verification of the employees completing the orientation.							
<b>GEO-6</b> If paleontological resources are discovered during any development project within the Indio Downtown Specific Plan area, the contractor shall stop all earth-moving activities within and around the immediate discovery area and the project proponent shall retain a qualified paleontologist to evaluate the significance of the finding and appropriate course of action. The person who made the discovery shall contact the City's Community Development Department so that they may coordinate an appropriate plan of action. If the find is determined by paleontologists to require further treatment, the area of discovery will be protected from disturbance while qualified paleontologists and appropriate officials, in consultation with a recognized museum repository (e.g., the San Diego Natural History Museum or the University of California Museum of Paleontology), determine an appropriate treatment plan.	If resources are discovered during grading for individual discretionary projects located in the Specific Plan area, verify that the project proponent adheres to the requirements listed in the measure. Verify compliance with measure before issuing allowance to re-start work.	Conditional, if resources are found during grading for each individual project implementation.	Conditional, if resources are found during grading for each applicable discretionary project.	City of Indio Community Development Department			
<b>HYDROLOGY AND WATER QUALITY</b>							
<b>HYD-1</b> Prior to the issuance of any discretionary permits for any development projects under the Indio Downtown Specific Plan, the project proponent shall submit to	For individual discretionary projects located in the Specific Plan area, verify that a SWPPP has been prepared in compliance with NPDES	Prior to issuance of any construction related permits.	Once for each applicable discretionary project.	City of Indio Community Public Works Department			





## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>the Public Works Department an approved copy of the following: a) Storm Water Pollution Prevention Plan (SWPPP); b) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES); and c) Waste Discharge Requirements (WDRs) from the Colorado River Regional Water Quality Control Board to include the project site. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phases may include the following:</p> <ol style="list-style-type: none"> <li>1. Stockpiling and disposing of demolition debris, concrete, and soil properly.</li> <li>2. Protecting existing storm drain inlets and stabilizing disturbed areas.</li> <li>3. Implementing erosion controls.</li> <li>4. Properly managing construction materials.</li> <li>5. Managing waste, aggressively controlling litter, and implementing sediment controls.</li> </ol> <p>Projects which are not subject to the requirements of the NPDES Construction General Permit because they involve less than one acre of disturbance area shall implement, at a minimum, the following measures:</p> <ul style="list-style-type: none"> <li>▪ Silt fencing, straw bales composed of rice straw (that are certified to be free of weed seed), fiber rolls, gravel bags, mulching erosion control blankets, soil stabilizers, and storm drain filters shall be used, in conjunction with other methods, to prevent erosion throughout the entire project site.</li> </ul>	<p>requirements for projects over one acre and that the construction specifications for projects under one acre incorporate applicable requirements.</p>						



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> <li>▪ Temporary berms and sediment basins shall be constructed to avoid unnecessary siltation into local waterways or the storm drain during construction activities.</li> <li>▪ Erosion controls that protect and stabilize stockpiles and exposed soils shall be used to prevent movement of materials. Potential erosion control devices include plastic sheeting held down with rocks or sandbags over stockpiles, silt fences, or berms of hay bales.</li> <li>▪ Temporary stockpiling of excavated material shall be minimized. However, excavated material shall be stockpiled in areas where it cannot enter the waterways or the storm drain system. Available stockpiling sites at or near the project site shall be determined prior to the start of construction.</li> <li>▪ Upon completion of project construction, all exposed soils present in and around the project site shall be stabilized within seven days using mulch, revegetation, geotextile binding fabrics or other appropriate erosion control technique.</li> <li>▪ An adequate supply of erosion control materials (gravel, straw bales, shovels, etc.) shall be maintained on-site to facilitate a quick response to unanticipated storm events or emergencies.</li> </ul>							
<p><b>HYD-2</b> Prior to the issuance of any discretionary permits for any development projects under the Indio Downtown Specific Plan, the project proponent shall submit to the Public Works Department all storm water control and storm drain plans that include</p>	For individual discretionary projects located in the Specific Plan area, review drainage plans to verify adherence to the requirements listed in the measure.	Prior to issuance of grading/building permits.	Once for each applicable discretionary project.	City of Indio Public Works Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>low impact development (LID) techniques. LID techniques shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Onsite surface water collection and bio-filtration treatment of runoff;</li> <li>▪ Subsurface drainage facilities within each development site to store and percolate onsite runoff;</li> <li>▪ Specific to each development site, onsite capacity to store up to 100 percent of the 100-year onsite runoff; and</li> <li>▪ Bio-remediation for runoff prior to percolating into subsurface soils;</li> <li>▪ Rain barrels and cisterns that allow rainwater to be captured and used for irrigation purposes; and</li> <li>▪ Permeable paving materials that allow water to percolate into the ground.</li> </ul>							
<p><b>HYD-3</b> Prior to the issuance of any discretionary permits for any development projects under the Indio Downtown Specific Plan, the project proponent shall submit to the City of Indio Public Works Department a Water Quality Management Plan for review and approval. The Water Quality Management Plan shall include details regarding the control and reduction of urban runoff, incorporating the measures taken through MM HYD-1 and MM HYD-2, at any development sites in the Indio Downtown Specific Plan.</p>	<p>For individual discretionary projects located in the Specific Plan area, review water quality management plans to verify adherence to the requirements as listed in the measure.</p>	<p>Prior to issuance of grading/building permits.</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Public Works Department</p>			
<p><b>HYD-4</b> Prior to the issuance of any grading or building permit for any development projects under the Indio Downtown Specific Plan, the project proponent shall submit a</p>	<p>For individual discretionary projects located in the Specific Plan area, review landscape plans to verify adherence to the requirements listed</p>	<p>Prior to issuance of building permits.</p>	<p>Once for each applicable discretionary project.</p>	<p>City of Indio Community Development Department;</p>			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>landscape plan to the City of Indio Public Works Department and/or Community Development Department. The landscape plan for any development projects under the Indio Downtown Specific Plan shall include, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ To the greatest extent practicable for each development site, native plant materials and other approved drought-tolerant plants shall be used in all project landscaping.</li> <li>▪ Any proposed irrigation systems shall be reviewed and an irrigation system performance analysis shall be conducted to maximize the efficiency of the system and further reduce water demands.</li> <li>▪ Any irrigation system installed shall be maintained effectively to ensure that runoff and evaporation is kept to a minimum. This includes maximizing the effective watering of plant roots, using drip irrigation, moisture detectors, and computer-controlled systems to increase the efficiency.</li> </ul>	in the measure.			Public Works Department			
<p><b>HYD-5</b> Prior to the issuance of a building permit for any development projects under the Indio Downtown Specific Plan, the project proponent shall submit final design plans. These plans shall include the use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations 1601(b), and applicable sections of Title 24 CCR.</p>	For individual discretionary projects located in the Specific Plan area, review final design plans to verify adherence to the requirements listed in the measure.	Prior to issuance of building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department			



Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>NOISE</b>							
<p><b>N-1</b> The City shall ensure that future demolition and construction activities occur in accordance with applicable regulations and, if necessary, shall require implementation of site-specific noise reduction measures to minimize impacts to nearby land uses. Mitigation measures typically implemented to reduce construction-related impacts include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ Utilize best available noise control techniques for construction equipment, including the use of intake silencers, mufflers, and engine shrouds.</li> <li>▪ To the extent locally available, utilize quieter construction techniques and alternatively powered equipment, such as electrically powered equipment.</li> <li>▪ Stationary construction equipment, such as power generators, should be located as far from adjacent sensitive receptors as possible.</li> <li>▪ Use of portable barriers or other measures as determined by the City (or other appropriate government agency) when demolition or construction activities are expected to exceed 90 dBA Leq at nearby noise sensitive receptors.</li> </ul>	<p>For individual discretionary projects located in the Specific Plan area, review construction specifications to verify adherence to the requirements listed in the measure. Verify in the field for compliance with this measure.</p>	<p>Prior to issuance of grading/building permits; field verification monthly and continuously throughout grading and construction.</p>	<p>Once for each applicable discretionary project; field verification monthly and continuously throughout grading and construction.</p>	<p>City of Indio Community Development Department</p>			
<p><b>N-2</b> Noise-generating construction activities shall be limited to the hours set forth in Section 95C.08.B of the City's Municipal Code:</p> <p>a. Pacific Standard Time. Monday through Friday, 7:00 AM</p>	<p>For individual discretionary projects located in the Specific Plan area, review construction specifications to verify adherence to the requirements listed in the measure. Verify in the field for compliance</p>	<p>Prior to issuance of grading/building permits; field verification monthly and</p>	<p>Once for each applicable discretionary project; field verification monthly and</p>	<p>City of Indio Community Development Department</p>			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>through 6:00 PM Saturday, 8:00 AM through 6:00 PM</p> <p>Sunday, 9:00 AM through 5:00 PM</p> <p>Government Holidays, 9:00 AM through 5:00 PM</p> <p>b. Pacific Daylight Time.</p> <p>Monday through Friday, 7:00 AM through 6:00 PM Saturday, 8:00 AM through 6:00 PM</p> <p>Sunday, 9:00 AM through 5:00 PM</p> <p>Government Holidays, 9:00 AM through 5:00 PM</p>	with this measure.	continuously throughout grading and construction.	continuously throughout grading and construction.				
<p><b>N-3</b> Future development projects undergoing discretionary review shall be required to analyze project-related noise impacts and incorporate necessary noise-reduction measures to ensure the compatibility of proposed land uses with applicable noise standards, including attainment of a 45 dBA CNEL interior noise level. Noise-reduction measures typically implemented to reduce traffic and rail noise include increased insulation, setbacks, and construction of sound barriers.</p>	For individual discretionary projects located in the Specific Plan area, review project plans to verify that appropriate noise controls have been incorporated to ensure adherence to the standards/measures listed in the mitigation measure.	Prior to issuance of building permits.	Once for each applicable discretionary project.	City of Indio Community Development Department			
<b>TRANSPORTATION</b>							
<p><b>T-1</b> The City of Indio shall monitor traffic growth at the intersection of Jackson Street and State Route 111, in order to identify when the intersection operates at or below Level of Service (LOS) "E" conditions. When LOS "E" conditions are identified, the City shall implement the necessary improvement(s) to improve the LOS at the intersection to acceptable conditions (LOS D</p>	Monitor the traffic growth at the Jackson Street and State Route 111 intersection to determine when the intersection operates at or below LOS E conditions. If/when the intersection is operating at LOS E or worse, implement the necessary improvements to reduce level of service impacts.	Yearly.	Yearly.	City of Indio Public Works Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
or better), such as adding a second eastbound left-turn lane.							
<b>UTILITIES AND SERVICE SYSTEMS</b>							
<b>UTIL-1</b> Individual project developers shall utilize xeriscape planting principles and use of native and/or drought-tolerant plant materials that require little or no irrigation. Plants with similar water requirements shall be grouped together, a technique known as hydro zoning. Decorative water features shall be designed to minimize water consumption and evaporation.	For individual discretionary projects located in the Specific Plan area, review landscape plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-2</b> Automated, high-efficiency irrigation systems (such as bubbler irrigation and low-angle, low-flow spray heads) shall be installed to reduce water demand and use. Moisture sensors and other similar irrigation technology shall be utilized to ensure that landscaping is watered only as needed.	For individual discretionary projects located in the Specific Plan area, review landscape plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-3</b> Individual project developers shall minimize use of turf except within active outdoor recreation uses.	For individual discretionary projects located in the Specific Plan area, review landscape plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-4</b> When possible, individual project developers shall utilize the building construction class that minimizes the amount of fire flow required.	For individual discretionary projects located in the Specific Plan area, review project plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-5</b> If necessary, individual project developers shall incorporate fire wall(s) to allow a single structure to be essentially classified as two smaller buildings and reduce the fire flow.	For individual discretionary projects located in the Specific Plan area, review project plans to determine whether the project proponent is required to comply with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			



## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>UTIL-6</b> Individual project developers shall incorporate automatic fire suppression systems components that reduce the flow and pressure requirements.	For individual discretionary projects located in the Specific Plan area, review project plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-7</b> “Dark Sky-Friendly” lighting shall be designed to protect the beauty of the desert sky and shall respect the requirements and guidelines of the Mount Palomar restricted nighttime light zone, as identified in Riverside County’s Ordinance No. 655. Up-lighting is discouraged except for well-shielded landscape accent lighting. Maximum lamp wattage requirements shall be established for different lighting types to minimize obtrusive and unnecessary lighting and conserve energy resources to the greatest extent possible.	For individual discretionary projects located in the Specific Plan area, review lighting plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-8</b> Automatic timers shall be programmed to maximize personal safety at night while conserving energy.	For individual discretionary projects located in the Specific Plan area, review lighting plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-9</b> Buildings shall be sited and designed to maximize the use of sunlight and shade for energy savings and respect the right to solar access of nearby and adjacent buildings. Whenever appropriate, buildings shall be oriented so that the long axis of the building is oriented east–west to maximize the opportunity for north- and south facing windows, which receive indirect, diffused light with low heat gain for the building, reducing cooling costs during summer months.	For individual discretionary projects located in the Specific Plan area, review project plans to verify the compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			
<b>UTIL-10</b> The pursuit of already established sustainable best management practices, such	For individual discretionary projects located in the Specific Plan area,	Prior to issuance of building	Once for each discretionary	City of Indio Community			





## Indio Downtown Specific Plan Final EIR

Mitigation Measure/Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
as Leadership in Energy and Environmental Design (LEED) certification, ComfortWise and EnergyStar Home shall be utilized throughout the Specific Plan. For maximum flexibility, however, developers and builders shall implement sustainable building and development practices identified within the Voluntary Green Building Program and the Voluntary Green Building Manual.	review project plans to verify compliance with this measure.	permits.	project.	Development Department			
<b>UTIL-11</b> Individual project developers shall participate in programs offered or sponsored by local utilities such as California EnergyStar New Homes Program, Residential Property Development Program, California Home Energy Efficiency Rating System (CHEERS) Program, and Savings by Design Program.	For individual discretionary projects located in the Specific Plan area, review project plans to verify compliance with this measure.	Prior to issuance of building permits.	Once for each discretionary project.	City of Indio Community Development Department			