

**CITY OF VICTORVILLE**  
**TTM 20500, 210-LOT SINGLE-FAMILY RESIDENTIAL PROJECT**  
**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b></p> <p>AQ-1 <u>Fugitive Dust Control</u>. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> <li>• Apply soil stabilizers or moisten inactive areas.</li> <li>• Water exposed surfaces to avoid visible dust leaving the construction site (at least 2-3 times/day).</li> <li>• Cover all stock piles with tarps at the end of each day and as needed during the construction day.</li> <li>• Provide water spray during loading and unloading of earthen materials.</li> <li>• Require the contractor to minimize in-out traffic from construction zone to the extent feasible, and enforce a speed limit of 15 MPH on site to avoid dust migration from the site.</li> <li>• Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.</li> <li>• Sweep streets daily if visible soil material is carried out from the construction site.</li> </ul>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City of Victorville inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Victorville
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<p><b>Air Quality</b></p> <p>AQ-2 <u>Exhaust Emissions Control</u></p> <ul style="list-style-type: none"> <li>• Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.</li> <li>• Contactors shall utilize Tier 4 or better heavy equipment.</li> <li>• Enforce 5-minute idling limits for both on-road trucks and off-road equipment.</li> </ul>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
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<p><b>Biological Resources</b></p> <p>BIO-1 A qualified biologist shall develop a Worker Environmental Awareness Program (WEAP) that would include information on general and special status species within the project area, identification of these species and their habitats, techniques being implemented during construction to avoid impacts to species, consequences of killing or injuring an individual of a listed species, and reporting procedures when encountering listed or sensitive species. All construction crews, foremen, and other project personnel potentially working on site should attend this education program prior to the first day of work.</p>	<p>The Worker Environmental Awareness Program will be developed prior to finalization of the construction contract. Once developed, the WEAP shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the WEAP and the construction contract shall be retained in the project file. Verification of implementation shall be based on the contractor submitting WEAP training attendance lists to City of Victorville. Field notes from inspections shall be retained in the project file.</p>				
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<p><b>Biological Resources</b></p> <p>BIO-2 BUOW would be included as one of the species covered in the WEAP that all construction crews, foremen, and other project personnel potentially working on site should attend prior to the first day of work.</p> <p>Preconstruction presence/absence surveys for burrowing owl shall be conducted no less than 3 days prior to any onsite ground disturbing activity by a qualified biologist, including prior to each phase of new ground disturbance. The burrowing owl surveys shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife in the "California Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation." In the event this species is not identified within the project limits, no further mitigation is required, and a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW prior to commencement of project activities. If during the preconstruction survey, the burrowing owl is found to occupy the site, Mitigation Measure BIO-3 shall be required.</p>	<p>The preconstruction presence/absence survey for BUOW shall be conducted within 3 days prior to initiating ground disturbance. The survey letter report shall be provided to the City prior to initiating ground disturbance with a recommendation regarding the need for any further BUOW management.</p>	<p>A copy of the survey letter report shall be retained in the project file. If no BUOW are identified, no further action needs to be taken.</p>				
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<p><b>Biological Resources</b></p> <p><b>BIO-3</b> If burrowing owls are identified during the survey period, the Developer, in conjunction with the City, shall take the following actions to offset impacts prior to ground disturbance:</p> <p>The Developer, in conjunction with the City shall notify CDFW within three business days of determining that a burrowing owl is occupying the site to discuss the observed location, activities and behavior of the burrowing owl(s) and appropriate avoidance and minimization measures.</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided until fledging has occurred, as confirmed by a qualified biologist. Following fledging, owls may be passively relocated by a qualified biologist, as described below.</p> <p>If impacts on occupied burrows are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows provided by the Developer outside of the impact area.</p> <p>If relocation of the owls is approved for the site by CDFW, CDFW shall require the Developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site and conduct an impact assessment. A qualified biologist shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to the CDFW for review/approval prior to the commencement of disturbance activities onsite.</p> <p>The relocation plan must include all of the following and as indicated in Appendix E:</p> <ul style="list-style-type: none"> <li>• The location of the nest and owls proposed for relocation.</li> <li>• The location of the proposed relocation site.</li> <li>• The number of owls involved and the time of year when the relocation is proposed to take place.</li> <li>• The name and credentials of the biologist who will be retained to supervise the relocation.</li> <li>• The proposed method of capture and transport for the owls to the new site.</li> </ul>	<p>This measure shall be implemented concurrent with or prior to construction. All reports shall be prepared at the conclusion of the implementation of this measure.</p>	<p>The Applicant shall document measures taken should active burrows be identified and forward all documentation regarding management actions taken, including the final report, to the City of Victorville to retain the documented verification of actions taken in the project file.</p>

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<ul style="list-style-type: none"> <li>A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).</li> </ul> <p>The Developer shall conduct an impact assessment, in accordance with the Staff Report on Burrowing Owl Mitigation prior to commencing project activities to determine appropriate mitigation, including the acquisition and conservation of occupied replacement habitat at no less than a 2:1 ratio.</p> <p>Prior to passive relocation, suitable replacement burrows site(s) shall be provided at a ratio of 2:1 and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW and the City. A qualified biologist shall confirm the natural or artificial burrows on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted and a reporting plan shall be prepared. The objective shall be to manage the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years.</p> <p>A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.</p>			
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<p><b>Biological Resources</b></p> <p>BIO-4 Although no desert tortoises were detected during the site surveys, habitat within the project footprint is considered marginally suitable for this species. Therefore, a qualified biologist shall conduct a pre-construction clearance survey no more than 14 days prior to initiating construction in accordance with U.S. Fish and Wildlife Service's (2019) survey protocol; if the biologist detects a desert tortoise, the biologist or applicant will contact the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife immediately.</p>	<p>The desert tortoise survey shall be performed within 14-days prior to ground disturbance. If it is necessary to notify the USFWS, a copy of the notification shall be completed and filed prior to initiating construction</p>	<p>A copy of the report survey results shall be retained in the City's project file. A copy of the notification to USFWS shall be retained in the City's project file. Based on the findings, the City shall be provided a copy of any incidental take permit issued to the site developer and when permit compliance is completed the City shall be notified.</p>				
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<p><b>Biological Resources</b></p> <p>BIO-5 Prior to construction, a preconstruction survey shall be conducted by a qualified biologist to verify the location or locations of Joshua Trees on site. The qualified biologist, preferably a Desert Native Plant Specialist, shall prepare a report that shall be submitted to the City that shall identify and provide: a) the GPS coordinates and accompanying map of each WJT within the project area; b) the age class of each WJT; c) the number of clonal WJT associated with each parent plant and the methodology used to make this determination; d) a unique numbering system for each WJT, and e) geo-referenced, representative photos of parent trees, clones, and general distribution of WJT across the project site. The report shall show the location of the proposed grading/construction and all existing western Joshua trees with photos showing all western Joshua trees in relation to the proposed grading/construction. The report shall include findings and avoidance or mitigation recommendations in conformance with the WJTCA after consultation with the California Department of Fish and Game. A biological monitor shall be present for all construction-related activities and shall ensure that any required buffers are maintained for the duration of construction, such that any direct or indirect impacts to any western Joshua trees are consistent with the agreement negotiated under the WJTCA.</p>	<p>The WJT preconstruction survey and report of findings shall be completed prior to initiating ground disturbance. Required avoidance measures shall be implemented concurrent with construction. Mitigation measures shall be initiated and funded during site development, but completed prior to issuance of first building permit.</p>	<p>A copy of the survey and report of findings shall be retained in the City's project file. The City shall enforce the timing and content of commitments in the final report submitted to the City. The City shall verify the commitments have been implemented prior to issuance of the first building permit.</p>				
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<p><b>Biological Resources</b></p> <p>BIO-6 If the bird nesting season cannot be avoided, nesting bird surveys shall be conducted by a qualified avian biologist no more than three (3) days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To avoid impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).</p>	<p>The nesting bird survey shall be completed prior to initiation of ground disturbance. If nesting birds are encountered, the Nesting Bird Plan shall be completed prior to construction and implemented during construction.</p>	<p>A copy of the nesting bird survey shall be retained in the project file. If a nesting bird plan is required, City inspectors shall retain a copy and verify compliance with the approved plan requirements through the nesting bird season. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Cultural Resources</b></p> <p>CUL-1 Should any cultural resources be encountered during construction of the wells and associated pipelines, any earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the applicant's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>A copy of the documentation of findings where applicable shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Cultural Resources</b></p> <p>CUL-2 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of 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 San Manuel Band of Mission Indians Cultural Resources Department shall be contacted regarding any pre-contact and/or historic-era 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>	<p>Any response to exposed resources shall occur during construction, including notification of the San Manuel Band and the Band's findings. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>All documentation related to accidentally exposed cultural resources shall be retained in the project file. The City shall verify that all required management actions are implemented in response to such a discovery. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Cultural Resources</b></p> <p>CUL-3 If significant pre-contact and/or historic-era 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 drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	<p>Any monitoring or treatment plan shall be completed and implemented during construction, with a report of management actions and findings completed within one year of a discovery.</p>	<p>A copy of the monitoring and treatment plan shall be retained in the project file. The City shall verify compliance with this plan and retain a copy of the final report of management actions and findings. Field notes documenting verification shall be retained in the project file.</p>				
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<b>Cultural Resources</b> CUL-4 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer 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.	This measure shall be implemented during construction if human remains are exposed during construction.	The City shall retain all records of the discovery and management actions taken in regard to human remains in the project file.				
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<b>Geology and Soils</b> GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of the material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.				
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<b>Geology and Soils</b> GEO-2 Excavated areas shall be properly backfilled and compacted. Paved areas disturbed by this project will be repaved in such a manner that pipeline connections within adjacent roadways and other disturbed areas are returned to as near the pre-project condition as is feasible.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.				
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<p><b>Geology and Soils</b></p> <p>GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) will be sprayed with water or soil binders twice a day or more frequently if fugitive dust is observed migrating from either of the well sites within which the water facilities are being installed.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Geology and Soils</b></p> <p>GEO-4 The length of trench which can be left open at any given time will be limited to that needed to reasonably perform construction activities. This will serve to reduce the amount of backfill stored onsite at any given time.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Geology and Soils</b></p> <p>GEO-5    Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and determine appropriate mitigation measures within the guidelines of the California Environmental Quality Act that shall be implemented to minimize any impacts to a paleontological resource.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>The City shall be notified within 24 hours of exposure of a resource. The report of findings shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b></p> <p>HAZ-1    All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.</p>	<p>The provision of this measure shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
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<b>Noise</b> NOI-1     The City will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.	This measure shall be implemented during construction and included in the contract with the construction contractor.	City personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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<b>Noise</b> NOI-2     Noise minimizing measures shall be implemented to reduce noise levels to the greatest extent feasible at the nearest receptors, defined as at or below 55 dBA permitted between the hours of 10:00 PM and 7:00 AM; and at or below 65 dBA permitted between the hours of 7:00 AM and 10:00 PM.	This measure shall be implemented during construction and included in the contract with the construction contractor.	City personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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<b>Noise</b> NOI-3     Equipment not in use for five minutes shall be shut off.	This measure shall be implemented during construction and included in the contract with the construction contractor.	City personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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<b>Noise</b> NOI-4     Equipment shall be maintained and operated such that loads are secured from rattling or banging.	This measure shall be implemented during construction and included in the contract with the construction contractor.	City personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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<p><b>Transportation</b></p> <p>TRAN-1 The project offsite improvements and fair share calculation is based on the proportion of project peak hour intersection turning movement volumes contributed to the specific improvement locations relative to the total new peak hour intersection turning movement volume forecast for Years (2023 and 2033) With Project conditions. The developer shall pay the project's fair share percentage of the identified impacted intersection costs identified in the approved traffic study "Victorville Residential Traffic Analysis" prepared by Urban Crossroads. This fee shall be paid prior to occupancy of the subdivision.</p>	<p>The project transportation fees shall be paid prior to issuance of occupancy permits for onsite buildings.</p>	<p>A copy of the transportation fee receipt shall be retained in the project file. Field notes documenting verification shall be retained in the project file.</p>		
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<p><b>Transportation</b></p> <p>TRAN-2 The City shall mandate that the Applicant require their contractors prepare a construction traffic control plan. Elements of the plan should include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none"> <li>• Develop circulation and detour plans, if necessary, to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible.</li> <li>• To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours.</li> <li>• Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones.</li> <li>• For roadways requiring lane closures that would result in a single open lane, maintain alternate one-way traffic flow and utilize flagger-controls.</li> <li>• Coordinate with facility owners or administrators of sensitive land uses such as police and fire stations, hospitals, and schools. Provide advance notification to the facility owner or operator of the timing, location, and duration of construction activities.</li> </ul>	<p>The traffic control plan shall be completed and approved before construction equipment is moved onto the property.</p>	<p>A copy of the approved traffic control plan shall be retained in the project file. City personnel shall verify that the plan controls are being implemented during construction.</p>	

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<p><b>Transportation</b></p> <p>TRAN-3 The City shall require that all disturbances to public roadways be repaired in a manner that complies with the Standard Specifications for Public Works Construction (green book) or other applicable City of Victorville standard design requirements.</p>	<p>This measure shall be included in the construction contract as a contract specification. This requirement shall be implemented during and immediately following construction as appropriate.</p>	<p>A copy of the construction contract shall be retained in the project file. City Staff shall verify that all public roadways are repaired to the City's satisfaction.</p>
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Mitigation Measure	Implementation Schedule	Verification
<p><b>Tribal Cultural Resources</b></p> <p>TRC-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan will 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.</p>	<p>This measure shall be implemented during construction and shall be carried forth until the treatment of uncovered resources has been deemed complete.</p>	<p>A copy of all reports of the findings and documentation of the treatment of any unconverted resources and modifications to construction, etc. shall be retained in the project file. Verification of implementation shall be based on field inspections by City. Field notes from inspections shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Victorville
		<b>Status / Date / Initials</b>

**CITY OF VICTORVILLE  
TTM 20500, 210-LOT SINGLE-FAMILY RESIDENTIAL PROJECT  
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Mitigation Measure	Implementation Schedule		Verification
<p><b><i>Tribal Cultural Resources</i></b> TRC-2 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 applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.</p>	<p>This measure shall be implemented during construction and shall be carried forth until the treatment of uncovered resources has been deemed complete.</p>		<p>A copy of all reports of the findings and documentation of the treatment of any unconverted resources and modifications to construction, etc. shall be retained in the project file. Verification of implementation shall be based on field inspections by City. Field notes from inspections shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Initial Study	City of Victorville	