

**MITIGATION MONITORING AND REPORTING PROGRAM FOR
TENTATIVE TRACT MAP 20525
CASE NO. PLN22-00015**

The following mitigation measures have been identified for Case No. PLN22-00015; Tentative Tract Map 20525 (TTM 20525) proposes 108 single-family residential lots on a 30.1-acre site and includes 5 lettered open space lots including a 0.66-acre water quality basin (Lot D) and a 0.77-acre public park (Lot E), and 6 internal streets.

A completed and signed checklist for each measure indicates that a measure has been implemented, and fulfills the City's monitoring requirements with respect to Public Resources Code Section 21081.6.

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Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<i>Air Quality Measures</i>			
<p>MM-AQ-1 Follow the MDAQMD rules and requirements with regards to fugitive dust control, which includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> 1. All active construction areas shall be watered two (2) times daily. 2. Speed on unpaved roads shall be reduced to less than 15 mph. 3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes. 4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 6. Access points shall be washed or swept daily. 7. Construction sites shall be sandbagged for erosion control. 8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits. 11. Replace the ground cover of disturbed areas as quickly possible. <p>MM-AQ-2 Construction equipment shall be maintained in proper tune.</p> <p>MM-AQ-3 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.</p> <p>MM-AQ-4 Minimize the simultaneous operation of multiple pieces of construction equipment.</p> <p>MM-AQ-5 Establish an electricity supply to the construction site and use electric-powered equipment instead of diesel-powered equipment or</p>	<p>Project Developer Project Construction Superintendent</p>	<p>During project grading and construction activities</p>	

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<p>generators, where feasible.</p> <p>MM-AQ-6 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).</p> <p>MM-AQ-7 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.</p>			
<p>MM-AQ-8 Prior to issuance of the building permits, and as a condition of approval, the project shall demonstrate that at least 100 points have been achieved through improvements listed in the City of Victorville Climate Action Plan (CAP) Residential Screening Tables.</p>	Project Developer	Prior to issuance of the building permits	
<p>MM-AQ-9 The project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:</p> <ul style="list-style-type: none"> • Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant native landscaping, and reduce the amount of turf. • Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations per the prescribed Energy Design Ratings. 	Project Developer	During project construction	
Biological Resources Measures			
<p>MM-BIO-1 Joshua Tree Survey and Protection. The Western Joshua Tree (WJT, <i>Yucca brevifolia</i>) is currently protected under the Western Joshua Tree Conservation Act, adopted in June 2023, equivalent to that afforded species under the California Endangered Species Act (CESA). Appropriate assessment and protection is required under the authority of the California Department of Fish and Wildlife (CDFW). Take of this species now is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). Permanent protection and perpetual management of compensatory habitat is necessary and required to fully mitigate project-related impacts of the taking of this species.</p> <p>Prior to issuance of a grading permit, the developer shall retain a qualified</p>	Project Developer Qualified Botanist	Prior to issuance of a grading permit and before the start of any clearing or grading activities	

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<p>botanist to conduct a WJT survey of the Project site. The purpose of the survey is to accurately determine the quality of WJT habitat and the condition of each WJT on the site. Per the CDFW, the survey must include the following:</p> <ul style="list-style-type: none"> a) GPS coordinates and accompanying map for 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 site. <p>Once the quality of the habitat and the condition of each tree has been determined, the biologist shall identify the following:</p> <ul style="list-style-type: none"> a) A potential impact zone with a radius of 186 feet around each WJT; b) Identification of a 300-foot buffer around each WJT not scheduled for removal; and c) A comprehensive strategy to minimize impacts to WJT individuals, the WJT seedbank, and indirect impacts to WJT. <p>Indirect impacts to WJT include the destruction of the yucca moth (<i>Tegeticula synthetica</i>), WJT's obligate pollinator, during its dormant and flight phases, which would thereby impact the ability of WJT to propagate new individuals.</p> <p>The developer shall obtain an Incidental Take Permit (ITP) from CDFW under CESA Section 2081 for any WJT that are to be relocated, removed, or otherwise taken. Based on the potential impacts to WJT on the site, and in consultation with CDFW, the City and developer shall protect WJT by implementing the following:</p> <ul style="list-style-type: none"> a) Permanent protection through the purchase of conservation or mitigation bank credits, or the establishment of a conservation easement; b) Development of a long-term management plan; and 			

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<p>c) Securing funding sufficient to implement management plan tasks in perpetuity.</p> <p>These tasks must be completed, and long-term financial security of their implementation must be provided before the start of any clearing or grading activities. To execute an ITP, CDFW requires documentation of CEQA compliance with a CEQA document having a State Clearinghouse number, proof of filing fees, and proof the document has been circulated and certified.</p> <p>It should also be noted that the destruction or modification of WJT habitat could eliminate critical nurse plants for WJT seedling survival and disrupt the seed dispersal behavior of rodents which is the primary way that WJT seeds are buried deep enough for successful seed germination. Therefore, the CEQA document must:</p> <ul style="list-style-type: none"> a) Adequately identify/disclose Project impacts to WJT (i.e., direct, indirect, and cumulative); b) Propose mitigation as outlined above that will offset impacts to WJT; and c) Conclude that impacts to WJT are less than significant with the recommended mitigation and subsequent permitting. <p>In addition, the developer must also obtain California Desert Native Plant permit from San Bernardino County for removal of any Joshua trees before issuance of a grading permit (per Development Code Section 88.01.060)</p> <p>This measure shall be implemented to the satisfaction of the Planning Director.</p>			
<p>MM-BIO-2 Nesting Bird Survey. If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of</p>	<p>Project Developer Project Biologist</p>	<p>Within three (3) days of the start of any vegetation removal or ground disturbing activities</p>	

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<p>a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.</p>			
<i>Cultural Resources Measures</i>			
<p>MM-CUL-1 In the event that cultural resources are discovered during Project grading 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 “Consulting Tribes” shall be contacted, as detailed within MM-TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. “Consulting Tribes”¹ are those that contacted the County during the AB 52 notification period and expressed an interest in consulting on this project.</p>	<p>Project Developer Qualified Archaeologist Project Construction Superintendent Consulting Tribes</p>	<p>During Project grading activities</p>	
<p>MM-CUL-2 If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to “Consulting Tribes” for review and</p>	<p>Project Developer Qualified Archaeologist</p>	<p>During any activities associated with the Project</p>	

¹ Only the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) expressed interest during the AB 52 tribal notification period to consult on this project - mitigation measures are from 7-5-2022 email from YSMN.

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<p>comment, as detailed within MM-TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p> <p>MM-CUL-3 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.</p>	<p>Project Construction Superintendent</p> <p>Consulting Tribes</p>		
<i>Geology and Soils Measures</i>			
<p>MM-PAL-1 Prior to the issuance of a grading permit, a qualified paleontologist shall be retained by the developer and approved by the City. The applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) prior to issuance of the permit. The paleontologist shall participate in a pre-construction meeting with all staff involved in operating or observing grading activities on the site. The paleontologist shall instruct grading personnel as to the key observable characteristics of fossil materials. If any fossiliferous materials are found during grading, work in that area shall be immediately halted and the project paleontologist contacted to evaluate the resource(s).</p> <p>The project paleontologist shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and resource disposition requirements as appropriate. Excavation activity associated with the development of the project area would impact paleontologically sensitive Pleistocene alluvial units and may uncover paleontological resources.</p> <p>The project paleontologist shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP) and submit it to the County Geologist for approval prior to issuance of a grading permit. The PRIMP shall conform to Society of Vertebrate Paleontology standards as well as meet the standards, policies, and guidelines of the San Bernardino County Museum Department of Earth Sciences for excavations that would impact older Quaternary alluvium.</p> <p>The PRIMP shall state that discovery of any fossil materials shall be</p>	<p>Project Developer</p> <p>Project Paleontologist</p>	<p>Prior to the issuance of a grading permit</p>	

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immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. The property owner shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.			
<i>Greenhouse Gas Emissions Measures</i>			
MITIGATION MEASURES MM-AQ-1 THROUGH MM-AQ-9 PREVIOUSLY LISTED UNDER AIR QUALITY SHALL APPLY			
<i>Land Use and Planning Measures</i>			
MITIGATION MEASURES MM-BIO-1 AND MM-BIO-2 PREVIOUSLY LISTED UNDER BIOLOGICAL RESOURCES SHALL APPLY			
<i>Noise Measures</i>			
<p>MM-NOI-1 All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).</p> <p>MM-NOI-2 During construction, the applicant shall establish an electric connection to the site to avoid the use of diesel and gas powered generators.</p> <p>MM-NOI-3 Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.</p> <p>MM-NOI-4 Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.</p> <p>MM-NOI-5 No impact pile driving or blasting activities shall be permitted on the project site during construction.</p> <p>MM-NOI-6 The wall's barrier weight shall be at least 3.5 pounds per</p>	<p>Project Developer</p> <p>Project Construction Superintendent</p>	<p>During construction</p>	

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<p>square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. All gaps (except for weep holes) should be filled with grout or caulking to avoid flanking. The noise control barrier may be constructed using one, or any combination of the following materials to the satisfaction of the City Planning Department:</p> <ul style="list-style-type: none"> • Masonry block; • Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot; • Transparent glass (1/2-inch-thick), acrylic, polycarbonate, or other transparent material with sufficient weight per square foot. <p>MM-NOI-7 The project shall incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.</p> <p>MM-NOI-8 A “windows closed” condition is required for all residential units to meet the interior noise standard. To accommodate windows closed conditions, all units shall be equipped with adequate fresh air ventilation, per the requirements of the California Building Standards Code.</p> <p>MM-NOI-9 Upgraded windows and sliding glass doors shall be provided to the following units based on the recommendations in Table 10 of the Noise Study:</p> <ul style="list-style-type: none"> • 2nd Story of Units Facing Mojave Drive = STC 32 or higher • 2nd Story of Units Facing Amethyst Road = STC 32 or higher <p>MM-NOI-10 For proper acoustical performance, all exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks must be kept to a minimum.</p>			
<i>Tribal Cultural Resources Measures</i>			

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MITIGATION MEASURES MM-CUL-1 THROUGH MM-CUL-3 PREVIOUSLY LISTED UNDER CULTURAL RESOURCES SHALL APPLY IN ADDITION TO THE FOLLOWING MEASURES			
<p>MM-TCR-1 The “Consulting Tribes” shall be contacted, as detailed in MM-CUL-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 shall allow for a monitor to be present that represents the “Consulting Tribes” for the remainder of the project, should “Consulting Tribes” elect to place a monitor on-site.</p> <p>MM-TCR-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 the “Consulting Tribes”. The Lead Agency and/or applicant shall, in good faith, consult with the “Consulting Tribes” throughout the life of the project.</p>	<p>Project Developer</p> <p>Qualified Archaeologist</p> <p>Consulting Tribes</p> <p>Lead Agency (City of Victorville)</p>	<p>During any activities associated with the Project</p>	