

**MITIGATION MONITORING REPORTING PROGRAM**

**Project:** Tentative Tract Map, 20527, Plan22-00029

**Applicant:** Canaday Company/Luna LLC

**Lead Agency:** City of Victorville

**Date:** October 2024

Mitigation Measure	Responsibility for Implementation	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<b>Air Quality</b>				
<p>Mitigation Measure AQ-1: The Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.</p> <p>(a) The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.</p> <p>(b) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.</p> <p>(c) The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.</p> <p>(d) The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.</p>	<p>Applicant and Construction Contractor.</p>	<p>During all site disturbance activities.</p>	<p>City of Victorville Development Department – Planning Division</p>	

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<p>Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:</p> <p>(a) All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.</p> <p>(b) The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.</p>				
<b>Biological Resources</b>				
<p><b>MM BIO-1: Joshua Tree Survey and Protection:</b> For any Western Joshua Trees that would be removed, the MWA shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable at the time of the application. Mitigation would consist of either purchase of credits from an approved conservation bank at an agreed upon ratio or in accordance with the permit issued under the Western Joshua Tree Conservation Act. Therefore, as previously</p>	Applicant	Prior to building permit issuance	City of Victorville Development Department – Planning Division	

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<p>stated, impacts to the on-site Joshua trees would require a mitigation fee of \$11,150 which will go into the Western Joshua Tree Conservation Fund.</p>				
<p><b>MM BIO-2: Nesting Bird/Burrowing Owl Survey:</b> If construction occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, pre-construction surveys for burrowing owls and any other species protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.</p>	<p>Qualified Biologist hired by Applicant</p>	<p>Surveys to be conducted if construction occurs during the nesting period of February 1 through September 15.</p>	<p>City of Victorville Development Department – Planning Division</p>	
<p><b>MM BIO-3: Desert Tortoise Survey:</b> A pre-construction clearance survey be conducted thirty (30) days prior to ground disturbing activities in undeveloped areas to confirm the absence of desert tortoise within the boundaries of the survey area. Survey transects should be spaced at 10-meter (33- foot) intervals throughout the undeveloped portions of the project area to provide 100 percent visual coverage and increase the likelihood of locating desert tortoise and/or sign. All burrows, if present, will be thoroughly inspected for the presence of desert tortoise or evidence of recent use using non-intrusive methods (i.e., mirror, digital camera). Burrow characteristics including class, shape, orientation, size, and evidence of deterioration will be recorded on field data sheets. Should desert tortoise be found onsite during the pre-construction clearance survey, coordination will need to</p>	<p>Qualified Biologist hired by Applicant</p>	<p>Thirty (30) days prior to ground disturbing activities</p>	<p>City of Victorville Development Department – Planning Division</p>	

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<p>occur with the USFWS and CDFW to determine if avoidance and minimization measures can be implemented to avoid any direct or indirect impacts to desert tortoise, or if "Take" permits will need to be obtained prepared and approved by the USFWS and CDFW.</p>				
<p><b>MM BIO-4: Jurisdictional Waters Determination:</b> Applicant is required to submit a Jurisdictional Determination for approval by the U.S. Army Corps of Engineers, a CDFW Lake and Streambed Alteration Agreement, and a Regional Board Report of Waste Discharge Permit Application for impacts determined to occur to the on-site drainage.</p>	Applicant	Prior to building permit issuance	City of Victorville Development Department – Planning Division	
<b>GEOLOGY AND SOILS</b>				
<p><b>MM GEO-1:</b> In consultation with the Applicant and the City, a qualified paleontologist shall develop a plan of mitigation which may include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.</p>	Qualified Geotechnical Consultant hired by Applicant	Prior to issuance of Grading Permit and during subsurface excavation.	City of Victorville Development Department – Planning Division	
<p><b>MM GEO-2:</b> Post investigative services through Construction Monitoring are an important and necessary continuation of the geotechnical investigation. Project plans and specifications should be reviewed by the project geotechnical consultant prior to construction to confirm that</p>	Qualified Geotechnical Consultant hired by Applicant	Prior to issuance of Grading Permit and during subsurface excavation.	City of Victorville Development Department – Planning Division	

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<p>the intent of the recommendations presented in this report have been incorporated into the design. Additional R-value, expansion, and soluble sulfate content testing may be needed after/during site rough grading. During construction, sufficient and timely geotechnical observation and testing should be provided to correlate the findings of this investigation with the actual subsurface conditions exposed during construction. Items requiring observation and testing include, but are not necessarily limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Site Preparation-stripping and removals.</li> <li>2. Excavations, including approval of the bottom of excavations prior to the processing and preparation of the bottom areas for fill placement.</li> <li>3. Scarifying and recompacting prior to fill placement.</li> <li>4. Foundation excavations.</li> <li>5. Subgrade preparation for pavements and slabs-on-grade.</li> <li>6. Placement of engineered compacted fill and backfill, including approval of fill materials and the performance of sufficient density tests to evaluate the degree of compaction being achieved.</li> </ol>				
<b>NOISE</b>				
<p><b>MM NOI-1:</b> The City will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished</p>	<p>Applicant and Construction Contractor</p>	<p>During all site disturbance and construction activities.</p>	<p>City of Victorville Development Department – Planning Division</p>	

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by random field inspections by applicant personnel during construction activities.				
<b>MM NOI-2:</b> 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.	Applicant and Construction Contractor	During all site disturbance and construction activities.	City of Victorville Development Department – Planning Division	
<b>MM NOI-3:</b> Equipment not in use for five minutes shall be shut off.	Construction Contractor	During all site disturbance and construction activities.	City of Victorville Development Department – Planning Division	
<b>MM NOI-4:</b> Equipment shall be maintained and operated such that loads are secured from rattling or banging.	Construction Contractor	During all site disturbance and construction activities	City of Victorville Development Department – Planning Division	
<b>Tribal Cultural Resources</b>				
<b>MM TCR-1: Native American Tribal Monitoring:</b> The YSMN Cultural Resources Department shall be contacted, 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 findings 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 the YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for	Qualified archaeologist hired by Applicant, City of Victorville	During all site disturbance and construction activities	City of Victorville Development Department – Planning Division	

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a monitor to be present that represents the YSMN for the remainder of the project, should the YSMN elect to place a monitor on-site.				
<p><b>MM TCR-2: Consultation/Report Dissemination:</b> Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and City of Victorville for dissemination to the YSMN. The City of Victorville and/or applicant shall, in good faith, consult with the YSMN throughout the life of the project.</p>	Qualified archaeologist hired by Applicant, City of Victorville	During all site disturbance and construction activities	City of Victorville Development Department – Planning Division	