

**MITIGATION
MONITORING
PROGRAM
FOR:**

YUCCA VALLEY

GENERAL PLAN

UPDATE



prepared for:

**TOWN OF YUCCA
VALLEY**

*Contact:
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**THE PLANNING
CENTER/DC&E**

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Nicole Vermilion
Associate Principal*

NOVEMBER 2013

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2012111021. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and Town of Yucca Valley Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.



1.2 PROJECT LOCATION

The Town of Yucca Valley is near the southern boundary of the central portion of San Bernardino County, approximately 30 miles (driving distance) north of downtown Palm Springs in neighboring Riverside County. The Town is surrounded by portions of unincorporated San Bernardino County and is near the City of Twentynine Palms and the unincorporated communities of Morongo Valley and Joshua Tree. The southern boundary of Yucca Valley is adjacent to Joshua Tree National Park. State Route 62 (SR-62) traverses the Town from east to west, and State Route 247 (SR-247) crosses the northern half of the Town from north to south. The Town's sphere of influence (SOI) has the same boundaries as the Town. These boundaries are generally the same as those established in the current General Plan, adopted in 1995, except for a one-square-mile area on the northern edge of the Town that was annexed in 1996.

1.3 SETTING AND SURROUNDING LAND USES

The Town of Yucca Valley encompasses 25,492 acres (or 39.8 square miles). As shown in Table 4-1, *Existing Land Use Summary*, and Figure 3-3, *Existing Land Use*, the vast majority of Town land is either single-family land uses (24.0 percent) or vacant (65.4 percent). This is due to the Town's low density residential character and isolated, high desert location. With a few exceptions, existing commercial and industrial uses are generally within ½ mile of the SR-62 corridor and concentrated in the Old Town and Mid-Town areas. Yucca Valley does not contain any major water bodies. The Town's abundant vacant land generally consists of undeveloped desert saltbrush scrub, Joshua tree woodland, and pinyon-juniper woodland. The majority of roadways in the less developed portions of the Town are unimproved (i.e., dirt roads).

1. Introduction

The Town of Yucca Valley is largely surrounded by undeveloped areas of the Mojave Desert. The Town is bordered by a mixture of undeveloped and low density residential areas to the north and east, including the unincorporated communities of Pioneer Town and Joshua Tree; Joshua Tree National Park to the south; and undeveloped areas to the west.

1.4 PROJECT DESCRIPTION

The project is an update to the Town of Yucca Valley General Plan. The Yucca Valley General Plan Update is intended to shape development within the Town for at least the next 20 years and involves reorganization of the current General Plan into the following elements: Land Use, Circulation, Safety, Noise, Open Space and Conservation, and Housing. The General Plan Update will also revise the General Plan land use map. Buildout of the Yucca Valley General Plan Update would result in a population of 64,565; 27,229 residential units; 20,963,702 square feet of nonresidential development; and 34,926 employees in the Town.

1.5 ENVIRONMENTAL IMPACTS

1.5.1 Impacts Considered Less Than Significant

Impacts to the following resources were identified as less than significant. Impacts to resources marked with an asterisk (*) were identified in the Initial Study; the remainder were identified in the DEIR.

- Aesthetics
- Agriculture and Forestry Resources*
- Geology and Soils
- Hazards and Hazardous materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources*
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.5.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Impacts to cultural resources were identified as potentially significant, but as less than significant after implementation of required mitigation measures, in the Draft EIR.

1.5.3 Unavoidable Significant Adverse Impacts

The following impacts would remain significant and unavoidable after implementation of required mitigation, as identified in the DEIR:

- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Noise
- Transportation and Traffic

2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

2.1.1 Town of Yucca Valley

The Town is the designated lead agency for the MMRP. The Town is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Town will rely on information provided by individual monitors (e.g., CEQA consultant, noise consultant, archeologist, paleontologist, biologist, geologist, traffic consultant) as accurate and up to date. The implementation of mitigation measures for specific projects will be the responsibility of the project applicant.

2.1.2 Mitigation Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Technical Advisors:** Advisors for each development or redevelopment project approved pursuant to the General Plan Update. Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, biological consultant, noise consultant, archeologist, paleontologist, and traffic consultant). Report directly to the environmental monitor.
- **Deputy Town Manager:** Responsible for report review and first phase of dispute resolution.
- **Monitoring Program Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, and report preparation. Responsible for overall program administration and document/report clearinghouse.



2.1.3 Recognized Experts

The use of recognized experts from responsible agencies will be utilized by the Deputy Town Manager or his/her designee to resolve disputes.

2.1.4 Arbitration Resolution

If the mitigation monitor identifies a mitigation measure that, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Deputy Town Manager for resolution. The decision of the Deputy Town Manager is final, unless appealed to the Town Manager. The Deputy Town Manager will have the authority to issue stop work orders until the dispute is resolved.

2.1.5 Enforcement

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

2. Mitigation Monitoring Process

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3. Mitigation Monitoring Requirements

3.1 PRE-MITIGATION MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring team responsibilities. Team rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g., hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 COORDINATION WITH CONTRACTORS

The construction manager of each project approved pursuant to the General Plan Update is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.5 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the San Bernardino County Fire Department.



3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>	
5.2 AIR QUALITY					
2-1	<p>If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the Mojave Desert Air Quality Management District (MDAQMD) adopted thresholds of significance, the Town of Yucca Valley Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:</p> <ul style="list-style-type: none"> • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to 	Town of Yucca Valley Planning Division and applicants for new development projects	During subsequent project-level environmental review	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.</p> <ul style="list-style-type: none"> • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). 				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
2-2	<p>New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the Town of Yucca Valley Planning Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the Mojave Desert Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p>	<p>Applicants of new industrial or warehousing land uses as specified in Mitigation Measure 2-2</p>	<p>Prior to future discretionary project approval for industrial/warehousing</p>	<p>Town of Yucca Valley Planning Division</p>	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
2-3	<p>within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:</p> <ul style="list-style-type: none"> • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet <p>shall submit a health risk assessment (HRA) to the Town of Yucca Valley prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the Mojave Desert Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one</p>	Applicants for sensitive land uses as specified in Mitigation Measure 2-3	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<p>million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the Town and shall be verified by the Town's Planning Department.</p>					
5.3 BIOLOGICAL RESOURCES					
3-1	<p>The Town of Yucca Valley shall require applicants for future development projects that disturb undeveloped land to prepare a biological resources survey. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. 	<p>Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects</p>	<p>Prior to future discretionary project approval</p>	<p>Town of Yucca Valley Planning Division</p>	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Review of current land use and land ownership within the proposed development project vicinity. • Assessment and mapping of vegetation communities present within the proposed development project vicinity. • Evaluation of potential local and regional wildlife movement corridors. • General assessment of potential jurisdictional areas, including wetlands and riparian habitats. <p>a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</p> <p>b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status</p>				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the Town’s Planning Department.</p>				
3-2	<p>If sensitive biological resources are identified within or adjacent to the proposed development project area, as outlined in the biological resources survey letter report/biological resources technical report, the construction limits shall be clearly flagged to assure impacts to sensitive biological resources are avoided or minimized, to the extent feasible. Prior to implementing construction activities, the Town of Yucca Valley shall require applicants to contract with a qualified biologist to verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.</p>	<p>Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects</p>	<p>Prior to start of construction of future projects</p>	<p>Town of Yucca Valley Planning Division</p>	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-3	If sensitive biological resources are known to occur within or adjacent to the proposed development project area, as outlined in the biological resources survey letter report/biological resources technical report, the Town of Yucca Valley shall require applicants to contract with a qualified biologist to develop and implement a project-specific contractor training program to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species.	Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects	Prior to and during construction of future projects	Town of Yucca Valley Planning Division	
3-4	If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may result from construction activities, as outlined in the biological resources survey letter report/biological resources technical report, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project by project basis. The qualified biological monitor shall be approved by the Town on a project by project basis based on applicable experience with the sensitive biological resources that may be impacted by the proposed development project activities.	Qualified biological monitor	During construction of future projects	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-5	The Town of Yucca Valley shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 US Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (2008) to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.	Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	
3-6	The Town of Yucca Valley shall require applicants of development projects that have the potential to impact jurisdictional features to obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Colorado River Basin Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.	Town of Yucca Valley and applicants for future development projects	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-7	<p>The Town of Yucca Valley shall require a habitat connectivity evaluation for development projects proposed within a Wildlife Corridor Evaluation Area (WCEA) and/or an Open Space Resource Area (OSRA). The results of the evaluation will be incorporated into the project’s biological report required under Mitigation Measure 3-1. The habitat connectivity evaluation shall assess the potential for the project to adversely affect the intended functions of the WCEA and/or OSRA. The evaluation shall also identify project design features that would reduce potential impacts and maintain functionality as habitat and for wildlife movement. To this end, the Town shall incorporate the following measures, to the extent practicable, into projects that would propose development within a WCEA and/or an OSRA:</p> <ul style="list-style-type: none"> • Adhere to low density zoning standards • Encourage clustering of development • Avoid known sensitive biological resources • Provide shielded lighting adjacent to sensitive habitat areas • Encourage development plans that maximize wildlife movement • Provide buffers between development and wetland/riparian areas • Protect wetland/riparian areas through regulatory agency permitting process • Encourage wildlife-passable fence designs (e.g., 3-strand barbless wire fence) on property boundaries 	Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> • Encourage preservation of native habitat on the undeveloped remainder of developed parcels • Minimize road/driveway development to help prevent loss of habitat due to roadkill and habitat loss • Use native, drought-resistant plant species in landscape design • Require implementation of mitigation measures within an OSRA • Encourage participation in local/regional recreational trail design efforts 				
3-8	<p>The Town of Yucca Valley shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (February 1 through August 31). The pre-construction surveys shall be conducted no more than seven days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate</p>	<p>Town of Yucca Valley, applicants for future development projects, and qualified biologists retained by those projects</p>	<p>Before beginning of construction of future projects</p>	<p>Town of Yucca Valley Planning Division</p>	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.				
5.4 CULTURAL RESOURCES					
4-1	Applicants for future development projects with intact extant building(s) more than 45 years old shall provide a historic resource technical study to the Yucca Valley Planning Department. The historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resource in accordance with these standards. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.	Applicants for future development projects with intact extant building(s) more than 45 years old, and qualified architectural historian	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	
4-2	Applicants for future development projects that require excavation greater than five feet below the current ground surface in undisturbed sediments with a moderate or higher fossil yield potential shall provide a technical paleontological assessment to the Yucca Valley Planning Department consisting of a record search, survey, background context, and project-specific recommendations performed by a qualified paleontologist. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan that requires monitoring during grading and other earthmoving activities in	Applicants for future development projects that require excavation as specified in Mitigation Measure 4-2, and qualified paleontologists retained by those projects	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	undisturbed sediments; provides a fossil recovery protocol that includes data to be collected; requires professional identification, radiocarbon dates, and other special studies, as appropriate; requires curation at an accredited museum such as the San Bernardino County Museum for fossils meeting significance criteria; and requires a comprehensive final mitigation compliance report, including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that it is in possession of the fossils.				
4-3	Applicants for future development projects in areas of known or inferred archaeological resources, prehistoric or historic, shall provide a technical cultural resources assessment to the Yucca Valley Planning Department. The technical cultural resources assessment shall be performed by a qualified archaeologist and shall include a record search, survey, background context, and project-specific requirements to mitigate impacts, if any are found. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan that requires monitoring during grading and other earthmoving activities in undisturbed sediments; provides a treatment plan for potential resources that includes data to be collected; requires professional identification and other special studies as appropriate; requires curation at an accredited museum such as the San Bernardino County Museum for artifacts meeting significance criteria; and requires a	Applicants for future development projects in areas of known or inferred archaeological resources, and qualified archaeologists retained by those projects	Prior to future discretionary project approval	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	comprehensive final mitigation compliance report, including a catalog of specimens with museum numbers and an appendix containing a letter from the museum stating that it is in possession of the materials.				
5.6 GREENHOUSE GAS EMISSIONS					
6-1	<p>The Town of Yucca Valley shall participate in the San Bernardino Regional Greenhouse Gas Reduction Plan being prepared by the San Bernardino Association of Governments (SANBAG). The Town shall achieve a 15 percent reduction in greenhouse gas emissions from baseline (2008) conditions. The Town shall implement the following local measures, as identified in the preliminary plan:</p> <ul style="list-style-type: none"> • Energy Efficiency for Existing Buildings (Energy-1): The Town shall promote energy efficiency in existing residential buildings and commercial buildings, and remove funding barriers for energy efficiency improvements through one or more of the following actions: <ul style="list-style-type: none"> ○ Implementing a low-income weatherization program, ○ Launching energy efficiency outreach/education campaigns targeted at residents and businesses ○ Promoting the smart grid and funding and schedule scheduling energy efficiency tune-ups ○ Promoting energy efficiency management 	Town of Yucca Valley	During the 20-year period the General Plan Update is in effect	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>services for large energy users</p> <ul style="list-style-type: none"> • Solar Installation for New Commercial (Energy-2): The Town shall reduce electricity consumption above and beyond the requirements of AB 1109 by requiring 50 percent of outdoor lighting fixtures for new Town facilities and new non-residential developments use halogen bulbs and 100 percent of traffic signals use light emitting diode (LED) bulbs by 2020. • Solar Installation for Existing Housing (Energy-7): The Town shall establish a goal to have 15 percent of existing homes be supplied with solar power. 				
5.10 NOISE					
10-1	<p>Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures • Equip construction equipment with mufflers • Restrict haul routes and construction-related traffic • Reduce nonessential idling of construction equipment to no more than five minutes 	Applicants for new development projects within 500 feet of sensitive receptors	During construction of future projects	Town of Yucca Valley Planning Division	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
10-2	Individual projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Applicants of Individual projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors; and noise consultants for those projects	Prior to future discretionary approvals	Town of Yucca Valley Planning Division	
10-3	Development of heavy industrial projects that involve vibration-intensive machinery or activities occurring near sensitive receptors shall be evaluated for potential vibration impacts. Prior to occupancy permits, or issue of business licenses, a study shall be conducted for individual projects where vibration-intensive impacts may occur. Vibration impacts to nearby receptors shall not exceed the levels for annoyance (in RMS inches/second) as follows: Workshop = 0.032, Office = 0.015, Residential Daytime (7AM–10PM) = 0.008, and Residential Nighttime (10PM to 7 AM) = 0.004.	Applicants of heavy industrial projects, and noise consultants for those projects	Prior to future discretionary approvals	Town of Yucca Valley Planning Division	

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Arbitration/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 ARBITRATION/ENFORCEMENT REPORT

The Arbitration/Enforcement Report (AER) is prepared to document the outcome of arbitration committee review and becomes a portion of the ICR.



4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the arbitration committee by the general public.



5. Community Involvement

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6. REPORT PREPARATION

6.1 LIST OF PREPARERS

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6. Report Preparation

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