

**TOWN OF YUCCA VALLEY
MONITORING PROGRAM AGREEMENT FOR CEQA COMPLIANCE**

DATE:		ASSESSORS PARCEL NO.:	
CASE NO.:	Conditional Use Permit, CUP 03-11 Specific Plan, S 01-11	PROJECT LOCATION:	Northwest corner of 29 Palms Hwy and Dumosa Ave
EA/EIR NO:	Environmental Assessment 01-11	APPROVAL DATE:	
APPLICANT:	National Community Renaissance of CA		

**THE FOLLOWING REPRESENTS THE TOWN'S MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE MITIGATED NEGATIVE
DECLARATION FOR THE ABOVE CASE NUMBER**

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
I. Aesthetics					
A-1 The project shall comply with Ordinance 90, Outdoor Lighting	Planning Department	Prior to Certificate of Occupancy	Site Inspection		
A-2 Prior to construction of the project, the applicant shall meet with Town staff to review the landscaping, architectural, and lighting plans for the project prior to final approval of the plans by the Town. The Town shall consider input received from the residents relative to the type and location of planting and other screening materials to the extent practical.	Town Staff	Prior to construction	Meeting with applicant, planning review		
A-3 The final project submitted to the Town's Building and Safety Department shall be in substantial conformance to the adopted Commercial Design Guidelines.	Planning Department	Prior to issuance of Building Permit	Plan review		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
III. AIR QUALITY					
AQ-1 The proposed project shall utilize low-VOC architectural coating and paint for all exterior and interior applications. The VOC content for all architectural coatings and paint shall be limited to a weighted average of 150 grams of VOC per liter or less.	Building and Safety	During construction	Site inspection		
AQ-2 Development of the proposed project shall include the following features that minimize the health impacts associated with its proximity to State Route 62. These measures include, but are not limited to:1 a. Installing passive electrostatic, or similarly effective, in-door air filtering systems; b. Changing the location of building air intakes to minimize exposure to roadway TACs; c. Ensuring that windows nearest to the freeway or major roadway do not open to reduce particulate matter exposure; and Planting pollution-absorbing trees and vegetation between the roadway and buildings.	Building and Safety/Planning	Prior to issuance of Building Permit	Building plan review		
AQ-3 The project shall comply with all MDAQMD rules and regulations including 402 and 403	Public Works/ Engineering	During construction	Site inspection		
AQ-4 The applicant shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. a.)The applicant shall ensure that all watering of the site or other soil stabilization method shall be employed on an ongoing basis after the initiation of any grading activity on the site at least 2 times	Public Works/ Engineering	During construction	Site inspection		

<p>per day. Portions of the site that are actively being graded shall be watered regularly to ensure a crust is formed on the ground surface, and shall be watered at the end of each workday.</p> <p>b.) The applicant shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.</p> <p>c.) The applicant shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.</p> <p>d.) The applicant shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.</p> <p>e.) Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard(vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114</p> <p>f.) Pavement or other appropriate materials, as approved by the Town Engineer shall be utilized at all construction access roads for a minimum of 100 feet from the main road.</p> <p>Control traffic speeds within the property to 15mph or less.</p>					
<p>AQ-4 To reduce emissions all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.</p>	<p>Public Works/ Engineering</p>	<p>During construction</p>	<p>Site inspection</p>		
<p>AQ-5 The applicant shall utilize (to the extent possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method or manual coatings application such as a paint brush, hand roller, trowel, dauber, rag, or sponge.</p>	<p>Building and Safety</p>	<p>Building permit submittal/ During construction</p>	<p>Building permit materials/ site inspection</p>		

<p>AQ-6 (expansion of AQ-1 from the Air Quality Analysis) The contractor shall utilize water-based or low VOC coating per MDAQMD Rule 1113. The following measures may also be implemented:</p> <p>a) Use Super-Compliant VOC paints whenever possible.</p> <p>b) If feasible, avoid painting during peak smog season: July, August, September</p> <p>c) Recycle leftover paint. Take any left over paint to a household hazardous waste center; do not mix leftover water-based and oil-based.</p> <p>d) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</p> <p>e) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean up water and take it to the hazardous waste center (www.cleanup.org)</p> <p>f) Recycle the empty can</p> <p>g) Look for non-solvent containing stripping products</p> <p>h) Use compliant Low VOC cleaning solvents to clean paint application equipment</p> <p>i) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</p>	<p>Building and Safety</p>	<p>During construction</p>	<p>Site inspection</p>		
<p>AQ-7 The applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation.</p>	<p>Building and Safety</p>	<p>During construction</p>	<p>Site inspection</p>		

AQ-8 The applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.	Planning Department	Prior to start of construction	Applicant information/ site visit		
AQ-9 All buildings on the site shall conform to energy use guidelines in Title 24 of the California Administrative Code as updated to reduce energy consumption and reduce Greenhouse gas emissions.	Building and Safety	Prior to issuance of Building permit	Review of building plan submittal		
AQ-10 The applicant shall maintain and effectively utilize and schedule on-site equipment and delivery trucks in order to minimize exhaust emissions from truck idling	Public Works/ Engineering	During construction	Site inspection		
AQ-11 The applicant shall prepare and submit a Town of Yucca Valley Dust control plan in conjunction with the submittal of the grading plans	Public Works/ Engineering	During construction	Site inspection		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
V. BIOLOGICAL RESOURCES					
BR-1 The project proponent shall comply with the Town's Native Plant Management Ordinance 140, which includes the protection in place and transplanting on and off site.	Planning Department	Prior to issuance of grading permit	Final Native Plant Plan review		
BR-2 Should a tortoise be located on the property all construction activities shall immediately cease and the appropriate agencies consulted.	Planning Department	Prior to issuance of grading permit	Biologist letter or report		

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V. CULTURAL RESOURCES					
<p>CUL-1 In the event that cultural and/or paleontological resources are discovered during demolition and construction activities, construction shall be halted in the work area until a professional archaeologist and/or paleontologist has been retained and has the opportunity to investigate the resource and assess its significance. Any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per standard archaeological or paleontological practices and/or applicable City and/or state regulations</p>	Public Works/ Engineering, Planning Building and Safety	During construction	Site inspection		
SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
VI. Geology and Soils					
<p>GEO-1 Prior to the issuance of building permits, the project proponent shall demonstrate to the Town that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code, as well as the recommendations identified in a detailed geotechnical, soils, and foundation evaluation prepared for the project site and approved by the Town</p>	Public Works/ Engineering	During construction	During plan review		

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VII GREENHOUSE GAS EMISSIONS					
<p>GCC-1 To the extent feasible and to the satisfaction of the Town, the following measures should be incorporated into the design and construction of the project:</p>					
<p>Construction and Building Materials 1) Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. 2) Recycle/reuse at least 50 percent of the demolished and/or grubbed construction material (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). 3) Use “Green Building Materials,” such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project</p>	Public Works/ Engineering, Planning Building and Safety	Duration of project	Submittal review, site inspections		

<p>Energy Efficiency Measures Design all project buildings to meet or exceed the California Building Code's Title 24 energy standard, including, but not limited to, any combination of the following:</p> <ol style="list-style-type: none"> 1) Increase insulation such that heat transfer and thermal bridging is minimized; 2) Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and 3) Incorporate "EnergyStar" or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. 4) Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. 5) Install light-colored "cool" roofs and cool pavements. 6) Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. 7) Install solar or light-emitting diodes (LEDs) for outdoor lighting. 	<p>Building and Safety</p>	<p>Prior to Building Permit issuance</p>	<p>Review of building plan submittal</p>		
<p>Water Conservation and Efficiency Measures Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:</p> <ol style="list-style-type: none"> 1) Create water-efficient landscapes within the development. 2) Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. 3) Use reclaimed water for landscape 	<p>Hi Desert Water District, Planning Department</p>	<p>Prior to issuance of Landscape plan/ issuance of grading permit</p>	<p>Landscape plan review</p>		

<p>irrigation within the project. Install the infrastructure to deliver and use reclaimed water.</p> <p>4) Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals.</p> <p>5) Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff.</p>					
<p>Solid Waste Measures</p> <p>1) Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas; and</p> <p>2) Provide employee education about reducing waste and available recycling services.</p>	<p>Planning Department/ Building and Safety</p>	<p>Prior issuance of building permit/ ongoing</p>	<p>Submittal materials</p>		
<p>SUMMARY MITIGATION MEASURES</p>	<p>RESPONSIBLE FOR MONITORING</p>	<p>TIMING</p>	<p>CRITERIA</p>	<p>COMPLIANCE CHECKED BY</p>	<p>DATE</p>
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS</p>					
<p>HAZ-1 In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered during project grading and/or construction, earthmoving activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate Town staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the Town.</p>	<p>Public Works/ Engineering, Planning Building and Safety</p>	<p>Duration of project</p>	<p>Site inspection</p>		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
IX. HYDROLOGY AND WATER QUALITY					
<p>HYD-1 Prior to the first issuance of a grading permit by the Town, the project proponent shall file a Notice of Intent (NOI) with the Colorado River Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with demolition and construction activities</p>	Public Works/ Engineering	Prior to issuance of grading permit	Documents provided by applicant		
<p>HYD-2 Prior to the first issuance of a grading permit by the Town, the project applicant shall submit to and receive approval from the Town of Yucca Valley a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control onsite and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Sediment discharges from the site may be controlled by the following: necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP. • All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas. 	Public Works/ Engineering	Prior to issuance of grading permit	Documents provided by applicant		

<ul style="list-style-type: none"> • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps. • The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. • The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. 					
<p>HYD-3 The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for Town inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the Town of Yucca Valley and the representatives of the Regional Water Quality Control Board</p>	Public Works/ Engineering	During construction	Site inspection		
<p>HYD-4 The following is a selection of BMP's which should be utilized in order of preference:</p> <ol style="list-style-type: none"> 1) BMP's that promote storm water infiltration. 2) BMP's that store and beneficially use storm water runoff. 3) BMP's that utilize the runoff for other water conservation uses including but not limited to: <ol style="list-style-type: none"> a) BMP's that incorporate vegetation to promote pollutant removal and 	Public Works/ Engineering, Building and Safety	During construction	Site inspection		

<p>runoff volume reduction and to integrate multiple uses; and</p> <p>b) BMP's that percolate runoff through engineered soil and allow it to discharge downstream slowly.</p>					
<p>HYD-5 The following source control and BMP measures should be applied as applicable to the project site:</p> <p>1) The incorporation of vegetated swales and landscaped buffer strips throughout the site.</p> <p>2) Development and implementation of a street sweeping and catch basin cleaning program.</p> <p>3) Use of native and/or non-invasive vegetation in landscaped areas.</p> <p>4) Development and implementation of an Integrated Pest Management (IPM) Program for common area landscaping in multifamily residential areas.</p> <p>5) Development and implementation of an educational program that provides information to residents on water quality issues including:</p> <p>a) The use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains;</p> <p>b) The proper handling of material such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals; and</p> <p>c) The environmental and legal impacts of illegal dumping of harmful</p>	<p>Public Works/ Engineering, Building and Safety</p>	<p>During construction</p>	<p>Site inspection</p>		

substances into storm drains and sewers.					
SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
X. LAND USE AND PLANNING					
LUP-1 The project shall be consistent with all Town regulations including but not limited to the Development Code, General Plan, Commercial Design Guidelines, Master Plan of Drainage, Yucca Valley Airport Comprehensive Land Use Plan, etc	Planning Department	Duration of project	Material review, site inspection		
SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
XII. NOISE					
NOI-1 During all site excavation and grading, the general contractor shall require construction equipment, fixed or mobile, to have properly operating and maintained mufflers consistent with manufacturers' standards, to the satisfaction of the Town	Public Works/ Engineering	During construction	Site inspection		
NOI-2 During all construction activities, the project contractor(s) shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, to the satisfaction of the Town	Public Works/ Engineering	During construction	Site inspection		
NOI-3 During all construction activities, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction, to the satisfaction of the Town.	Public Works/ Engineering	During construction	Site inspection		
NOI-4 The project will be required to comply with the construction hours specified in the Town's Noise Ordinance. In addition, implementation of the following measures will help assure that	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection	Building and Safety	

potential noise impacts during construction remain at less than significant levels					
NOI-5 Roof ceiling construction will be roofing on plywood. Batt insulation will be installed in joist spaces. The ceilings will be one layer of gypboard nailed direct	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection		
NOI-6 All exterior walls will be 2x4 studs 16" o.c. with batt insulation in the stud spaces. Exteriors will be exterior plaster or stucco. The interiors will be gypboard	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection		
NOI-7 All south facing perimeter windows and glass doors in the Building closest to Twentynine Palms Highway will be glazed with STC 31 glazing. STC 31 glazing can be provided with either 1/4" laminated glass or a dual pane assembly with a 1/2" airspace. In either case, the glazing supplier should submit a test report documenting the STC 31 rating. The test report should be prepared in an independent, accredited testing laboratory in accordance with ASTM E-90.	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection		
NOI-8 All other windows and glass doors may be standard glazing.	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection		
NOI-9 All entry doors should be 1-3/4" solid core doors with weather stripping seals on the sides and top. Glazing in entry doors should not be accepted.	Building and Safety	Prior to issuance of Building permit/ construction	Building Permit materials, site inspection		
SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
XVI. TRANSPORTATION/TRAFFIC					
TRA-1 Prior to the issuance of a grading permit, the developer shall prepare and receive approval of a Construction Staging and Traffic Management Plan (TMP). The plan shall be required to be implemented during all construction and grading activities and to identify contractor contact information and responsibilities; construction hours; material storage and construction trailer locations; hauling schedules and truck/haul routes;	Public Works/ Engineering	Prior to the issuance of a grading permit	Plan review		

all traffic control measures and signs; and delineators to be implemented by the construction contractor through the duration of construction activities associated with the project site, parking, and cleanup. The plan shall also require the construction contractor(s) to implement the following measures during grading and construction:

1) Where feasible, configure construction personnel parking onsite to minimize traffic interference along SR 62 and Dumosa Avenue.

2) If necessary, clearly identify how and where the necessary temporary parking spaces for the construction personnel would be accommodated.

3) Minimize obstruction of through-traffic lanes on SR 62 and provide temporary traffic controls, such as a flag person, during all phases of construction to maintain a smooth traffic flow.

4) Schedule construction operations affecting traffic for off-peak hours.

5) Coordinate deliveries to reduce the potential of trucks waiting to unload for long periods of time.

6) Develop a plan to minimize traffic flow interference from construction activities. (The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service if necessary).

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By signing the line below the Applicant agrees to the mitigation measures contained herein, and will implement same to the satisfaction of the Town.

Applicant's Printed Name

SIGNATURE OF APPLICANT

DATE