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# 4 Mitigation Monitoring and Reporting Program

## 4.1 Introduction

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “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.” (PRC Section 21000–21177)

This Mitigation Monitoring and Reporting Program was developed in compliance with Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines (14 CCR 15000–15387 and Appendices A–L), and includes the following information:

- A list of mitigation measures
- The timing for implementation of the mitigation measures
- The party responsible for implementing or monitoring the mitigation measures
- The date of completion of monitoring

The City of Hesperia must adopt this Mitigation Monitoring and Reporting Program, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of Project approval.

## 4.2 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<b>Air Quality</b>				
<p><b>MM-AQ-1.</b> The Project shall implement the following measures in order to reduce operational off-road equipment and on-road vehicle air pollutant emissions to the extent feasible:</p> <ul style="list-style-type: none"> <li>▪ All cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and landscaping equipment) shall be zero-emission equipment. Each building shall include the necessary charging stations or other necessary infrastructure for cargo handling equipment. The building manager or their designee shall be responsible for enforcing these requirements.</li> <li>▪ Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City of Hesperia demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.</li> <li>▪ Prior to certificate of occupancy, install conduit and infrastructure for Level 2 (or faster) electric vehicle charging stations on-site for employees for the percentage of employee parking spaces commensurate with Title 24 requirements in effect at the time of building permit issuance plus additional charging stations equal to 5% of the total employee parking spaces in the building permit, whichever is greater. By 2030 install Level 2 (or faster) electric vehicle charging stations for 25% of the employee parking spaces required.</li> </ul>	<p>Prior to the issuance of an occupancy permit</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>▪ Conduit shall be installed to tractor trailer parking areas in logical locations determined by the Project Applicant during construction document plan check, for the purpose of accommodating the future installation of electric truck charging stations at such time this technology becomes commercially available.</li> <li>▪ In anticipation of a transition to zero emissions truck fleets during the lifetime of the Project, install at least four heavy-duty truck vehicle charging stations on-site by 2030.</li> <li>▪ Cold storage operations shall be prohibited unless additional environmental review, including a Health Risk Assessment, is conducted and certified pursuant to the California Environmental Quality Act.</li> <li>▪ Include contractual language in tenant lease agreements requiring that any facility operator shall:                             <ul style="list-style-type: none"> <li>- For occupants with more than 250 employees, require the establishment of a transportation demand management program to reduce employee commute vehicle emissions;</li> <li>- Place legible, durable, weather-proof signs at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: (1) instructions for truck drivers to shut off engines when not in use; (2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged; and (3) telephone numbers of the building facilities manager and CARB to report violations. Prior to the issuance of an occupancy permit, the City of Hesperia shall conduct a site inspection to ensure that the signs are in place;</li> <li>- Ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at CARB-approved courses (such as the free, one-day Course #512);</li> </ul> </li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>- Be required to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. The building manager or their designee shall be responsible for enforcing these requirements;</li> <li>- Be in, and monitor compliance with, all current air quality regulations for on-road trucks including CARB’s Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program (PSIP), and the Statewide Truck and Bus Regulation.</li> </ul>				
<b>Biological Resources</b>				
<p><b>MM-BIO-1. Western Joshua Tree Fee Payment.</b> Mitigation for direct impacts to 848 western Joshua tree individuals and indirect impacts to 73 western Joshua tree individuals shall be fulfilled through payment of the elected fees as described in Section 1927.3 of the Western Joshua Tree Conservation Act. In conformance with the fee schedule, mitigation shall consist of payment of \$2,500 for each western Joshua tree 5 meters or greater in height, \$500 for each tree 1 meter or greater but less than 5 meters in height, and \$340 for each western Joshua tree less than 1 meter in height. The California Department of Fish and Wildlife (CDFW) shall determine the final fee, and may charge fees for indirect impacts to western Joshua trees. Alternatively, mitigation shall occur through off-site conservation or through a CDFW approved mitigation bank, or as required by a Section 2081 Incidental Take Permit, if received.</p> <p>Other local regulations (i.e., Hesperia Municipal Code Chapter 16.24 and San Bernardino County Development Code Chapter 88.01) also require permitting or notification prior to removal of western Joshua trees. Therefore, the Project must submit an application to the City of Hesperia prior to the removal or relocation of western Joshua trees in accordance with Hesperia Municipal Code Chapter 16.24, Protected Plant Policy. Additionally, the Project Applicant shall submit an application for a Tree or Plant Removal Permit for all western Joshua trees to be removed in compliance with San</p>	<p>Prior to issuance of grading permits</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
Bernardino County Development Code Chapter 88.01.050 prior to the issuance of grading permits.				
<p><b>MM-BIO-2. Removal Permit for Desert Native Plants.</b> Prior to the issuance of grading permits, the Project Applicant shall submit an application and applicable fee paid to the City of Hesperia for removal of protected native desert plants under Hesperia Municipal Code Chapter 16.24, and shall schedule a pre-construction site inspection with the Planning Division and the Building Division. The application shall include certification from a qualified western Joshua tree and native desert plant expert to show that proposed removal or relocation of protected native desert plants are appropriate, supportive of a healthy environment, and in compliance with the Hesperia Municipal Code. Protected plants subject to Hesperia Municipal Code Chapter 16.24 may be relocated on site and incorporated into the on-site landscaping or within a designated storage area for plants to be adopted later.</p> <p>Per direction from the City of Hesperia, compliance with state policy (i.e., the Western Joshua Tree Conservation Act) and procurement of a native plant removal permit from the City of Hesperia would meet the requirements of Hesperia Municipal Code Chapter 16.24 to protect, preserve, and mitigate impacts to desert native plants, including western Joshua trees.</p>	Prior to issuance of grading permits	City of Hesperia		
<p><b>MM-BIO-3. Designated Biologist Authority.</b> The designated biologist shall have authority to immediately stop any activity that does not comply with the biological resources mitigation measures and/or to order any reasonable measure to avoid the unauthorized take of an individual western Joshua tree.</p>	During construction	City of Hesperia		
<p><b>MM-BIO-4. Compliance Monitoring.</b> The designated biologist shall be on site daily when impacts occur. The designated biologist shall conduct compliance inspections to minimize incidental take of western Joshua trees and impacts to other sensitive biological resources; prevent unlawful take of western Joshua trees; and ensure that signs, stakes, and fencing are intact and that impacts are only occurring within the permitted impact footprint. Weekly</p>	During construction	City of Hesperia		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
written observation and inspection records that summarize oversight activities, compliance inspections, and monitoring activities required by the Incidental Take Permit shall be prepared.				
<p><b>MM-BIO-5. Education Program.</b> An education program (Worker Environmental Awareness Program [WEAP]) for all persons employed or otherwise working in the Project area shall be administered before performing impacts. The WEAP shall consist of a presentation from the designated biologist that includes a discussion of the biology and status of western Joshua trees, burrowing owls, loggerhead shrikes, and other biological resources mitigation measures described in the California Environmental Quality Act document. Interpretation for non-English-speaking workers shall be provided, and the same instruction shall be provided to all new workers before they are authorized to perform work in the Project area. Upon completion of the WEAP, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees who will be conducting work in the Project area.</p>	During construction	City of Hesperia		
<p><b>MM-BIO-6. Construction Monitoring Notebook.</b> The designated biologist shall maintain a construction monitoring notebook on site throughout the construction period that shall include a copy of the biological resources mitigation measures with attachments and a list of signatures of all personnel who have successfully completed the education program. The permittee shall ensure that a copy of the construction monitoring notebook is available for review at the Project site upon request by the California Department of Fish and Wildlife.</p>	During construction	City of Hesperia		
<p><b>MM-BIO-7. Delineation of Property Boundaries.</b> Before beginning activities that would cause impacts, the contractor shall, in consultation with the designated biologist, clearly delineate the boundaries with fencing, stakes, or flags, consistent with the grading plan, within which Project impacts will take place. All impacts outside the fenced, staked, or flagged areas shall be avoided, and</p>	Prior to issuance of grading permits	City of Hesperia		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
all fencing, stakes, and flags shall be maintained until the completion of impacts in that area.				
<b>MM-BIO-8. Hazardous Waste.</b> The Project Applicant shall immediately stop work and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so.	During construction	City of Hesperia		
<b>MM-BIO-9. Herbicides.</b> The Project Applicant shall limit herbicide use for invasive plant species and shall use herbicides only if it has been determined that hand or mechanical efforts are infeasible. To prevent drift, the permittee shall apply herbicides only when wind speeds are less than 7 miles per hour. All herbicide application shall be performed by a licensed applicator and in accordance with all applicable federal, state, and local laws and regulations.	During construction	City of Hesperia		
<p><b>MM-BIO-10. Pre-Construction Surveys for Burrowing Owl and Avoidance.</b> One pre-construction burrowing owl survey shall be completed no more than 14 days before initiation of site preparation or grading activities, and a second survey shall be completed within 24 hours of the start of site preparation or grading activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction surveys, the Project site shall be resurveyed. Surveys for burrowing owl shall be conducted in accordance with protocols established in the California Department of Fish and Wildlife’s 2012 (or most recent version) Staff Report on Burrowing Owl Mitigation.</p> <p>If burrowing owls are detected, the Burrowing Owl Relocation Plan shall be implemented in consultation with the California Department of Fish and Wildlife (CDFW). As required by the Burrowing Owl Relocation Plan, disturbance to burrows shall be avoided during the nesting season (February 1 through August 31). Buffers shall be established around occupied burrows in accordance with guidance provided in CDFW’s Staff Report on Burrowing Owl Mitigation. No Project activities shall be allowed to encroach into established buffers without the consent of a monitoring biologist. The buffer</p>	<p><b>First survey</b></p> <p>No more than 14 days before initiation of site preparation or grading activities</p> <p><b>Second survey</b></p> <p>Within 24 hours of the start of site preparation or grading activities</p>	City of Hesperia		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>shall remain in place until it is determined that occupied burrows have been vacated or the nesting season has completed.</p> <p>Outside of the nesting season, passive owl relocation techniques shall be implemented. Owls shall be excluded from burrows in the immediate Project area and within a buffer zone by installing one way doors in burrow entrances. These doors shall be placed at least 72 hours prior to ground disturbing activities. The Project site shall be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities. Compensatory mitigation for permanent loss of owl habitat shall be provided following the guidance in CDFW’s Staff Report on Burrowing Owl Mitigation.</p> <p>Where possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into the tunnels during excavation to maintain an escape route for any wildlife inside the burrow. An endoscope (fiber optic camera) shall also be used to scope the burrow in front of the excavation. Occupied burrows that are excavated shall be replaced at a 2:1 ratio if there are already suitable burrows present nearby.</p> <p>Should burrowing owl be located during the clearance survey, the Project would result in the loss of 20.9 acres of suitable habitat for burrowing owl. Mitigation for direct impacts to 20.9 acres shall be fulfilled through conservation of suitable burrowing owl habitat through the purchase of credits at a minimum of 1:1 in-kind habitat replacement of equal or better functions and values to those impacted by the Project, for a total of 20.9 acres.</p>				
<p><b>MM-BIO-11. Restoration of Temporary Impacts.</b> Site construction areas subjected to temporary ground disturbance from the off-site improvement areas shall be recontoured to natural grade (if the grade was modified during the temporary disturbance activity). The Project does not include revegetation or restoration of temporary impacts after Project completion. However, natural vegetation will be allowed to regenerate in temporary disturbed areas. Furthermore, if topsoil is removed during construction, the segregated topsoil will be</p>	<p>During construction</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>replaced, and the native seed will be allowed to regenerate naturally. This measure does not apply to areas that are urban/developed that are temporarily impacted and will be returned to an urban/developed land use.</p>				
<p><b>MM-BIO-12. Pre-Construction Nesting Bird Surveys and Avoidance.</b> Construction activities shall avoid the migratory bird nesting season (typically February 1 through August 31) to reduce any potential significant impact to birds that may be nesting in the biological survey area. If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the Project site and within 500 feet of all impact areas must be conducted to determine the presence/absence of protected migratory birds and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate buffer established around the nest, which shall be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. On-site construction monitoring shall be conducted when construction occurs in close proximity to an active nest buffer. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active.</p>	<p>Within 72 hours prior to the start of construction</p>	<p>City of Hesperia</p>		
<p><b>MM-BIO-13. Trash and Debris.</b> The following avoidance and minimization measures shall be implemented during Project construction:</p>	<p>During construction</p>	<p>City of Hesperia</p>		

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<ul style="list-style-type: none"> <li>▪ Fully covered trash receptacles that are animal-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles shall be removed at least once a week from the Project site.</li> <li>▪ Construction work areas shall be kept clean of debris, such as cable, trash, and construction materials. All construction/contractor personnel shall collect all litter, vehicle fluids, and food waste from the Project site on a daily basis.</li> </ul>				
<p><b>MM-BIO-14. Lighting.</b> Lighting for construction activities and operations within 50 feet of the outside edge of the impact footprint containing habitat for special-status wildlife shall be directed away from natural areas</p>	During construction	City of Hesperia		
<p><b>MM-BIO-15. Invasive Plant Management.</b> To reduce the spread of invasive plant species, landscape plants within 200 feet of native vegetation communities shall not be on the most recent version of the California Invasive Plant Council’s Inventory of Invasive Plants (<a href="http://www.cal-ipc.org/ip/inventory/index.php">http://www.cal-ipc.org/ip/inventory/index.php</a>). Post-construction, the Project Applicant shall continually remove invasive plant species on site by hand or mechanical methods, as feasible.</p>	After construction	City of Hesperia		
<b>Cultural, Tribal Cultural, and Paleontological Resources</b>				
<p><b>MM-CUL-1. Workers Environmental Awareness Program (WEAP) Training.</b> All construction personnel and monitors who are not trained archaeologists should be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic presentation should be prepared and presented by a qualified archaeologist to inform all personnel working on the Project about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker should also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities.</p>	Prior to the start of construction activities	City of Hesperia		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>These procedures include work curtailment or redirection, and the immediate contact of the on-call archaeologist and if appropriate, Tribal representative. Necessity of training attendance should be stated on all construction plans.</p>				
<p><b>MM-CUL-2. On-Call Archaeological Construction Monitoring.</b> A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, should be retained to provide conditional monitoring as well as on call response in the case of an inadvertent discovery of archaeological resources. The qualified archaeologist should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits. The monitoring archaeologist should be responsible for maintaining monitoring logs as appropriate. Following the completion of construction, the qualified archaeologist should provide an archaeological monitoring report to the lead agency and the SCCIC with the results of the cultural monitoring program.</p>	<p>During grading phases and following the completion of construction</p>	<p>City of Hesperia</p>		
<p><b>MM-CUL-3. Inadvertent Discovery of Archaeological Resources.</b> In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 100 feet of the find should immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (14 CCR 15064.5[f]; California PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. If the discovery is Native American in nature, consultation with and/or monitoring by a Tribal representative may be necessary.</p>	<p>During construction</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p><b>MM-CUL-4. Inadvertent Discovery of Human Remains.</b> In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.</p>	<p>During construction activities</p>	<p>City of Hesperia</p>		
<p><b>MM-CUL-5. Treatment of Tribal Cultural Resources During Project Implementation.</b> If a pre-contact tribal cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.</p> <p>The Principal Investigator/Archeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribe, the Principal Investigator/Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource’s archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.</p> <p><b>NOTE:</b> It is the preference of the Consulting Tribe YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribe, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities</p>	<p>During Project implementation</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and the Consulting Tribe. All reburials are subject to a reburial agreement that shall be developed between the landowner and Consulting Tribe outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.</p> <p>Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to the TCR material(s) and confer with Consulting Tribe to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 California Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p> <p>All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the Principal Investigator/Archaeologist and submitted to the Lead Agency and Consulting Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Consulting Tribe.</p>				
<p><b>MM-CUL-6.</b> Prior to commencement of any grading activity on-site, the Project Applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the Project. The PRIMP shall be</p>	<p>Prior to commencement of any grading activity on-site</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>consistent with the SVP (2010) guidelines and should outline requirements for preconstruction meeting attendance and worker environmental awareness training, where monitoring is required within the proposed Project area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the preconstruction meeting and a qualified paleontological monitor shall be on site during all rough grading and other significant ground-disturbing activities (including augering) in previously undisturbed, fine-grained Pleistocene alluvial deposits. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find.</p>				
<b>Greenhouse Gas Emissions</b>				
<p><b>MM-GHG-1.</b> The Project shall implement the following measure in order to reduce operational energy source GHG emissions to the extent feasible:</p> <ul style="list-style-type: none"> <li>▪ Commit to on-site solar generation sufficient to meet at least 75% of the Project’s total operational energy requirements from within the building envelope.</li> <li>▪ Install Energy Star-rated heating, cooling, lighting, and appliances.</li> <li>▪ Provide information on energy efficiency, energy-efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Project.</li> </ul>	<p>Prior to the issuance of building permits</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>Structures shall be equipped with outdoor electric outlets in the front and rear of the structures to facilitate use of electrical lawn and garden equipment.</li> </ul>				
<p><b>MM-GHG-2.</b> In order to reduce the amount of waste disposed at landfills, the Project would implement a 75% waste diversion program. Prior to the issuance of building permits for the Project, the Project Applicant shall provide building plans that include the following solid waste reduction measures:</p> <ul style="list-style-type: none"> <li>Provide storage areas for recyclables and green waste in new construction, and food waste storage, if a pick-up service is available.</li> <li>Evaluate the potential for on-site composting.</li> </ul>	Prior to the issuance of building permits	City of Hesperia		
<p><b>MM-GHG-3.</b> To reduce water demands and associated energy use, subsequent development proposals within the Project site would be required to implement a Water Conservation Strategy and demonstrate a minimum 20% reduction in indoor and outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Prior to the issuance of building permits for the Project, the Project Applicant shall provide building plans that include the following water conservation measures:</p> <ul style="list-style-type: none"> <li>Install low-water use appliances and fixtures.</li> <li>Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces.</li> <li>Implement water-sensitive urban design practices in new construction.</li> <li>Install rainwater collection systems where feasible.</li> </ul>	Prior to the issuance of first occupancy permit	City of Hesperia		
<b>Hazards and Hazardous Materials</b>				
<p><b>MM-HAZ-1.</b> Prior to the issuance of a grading permit, the Project Applicant shall retain a qualified environmental specialist that has documented experience in the identification, characterization, and removal of hazardous materials, such as a California licensed professional engineer, geologist, or hydrogeologist, to remove and</p>	Prior to issuance of a grading permit and during construction	City of Hesperia		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>dispose of all refuse located on the Project site, including but not limited to, the illegally dumped tires and debris currently found on site. The removal, transport, and disposal of refuse shall be done in accordance with all applicable local, state, and federal guidelines related to hazardous materials handling. Prior to the removal of refuse deposits from the site, the environmental specialist shall inspect each refuse pile for indications that the refuse may contain, or may have once contained, hazardous materials, including, but not limited to, motor oil, solvents, paints, and/or other petroleum products. In addition, the environmental specialist shall inspect the soils surrounding each refuse deposit for evidence of any contamination (staining) or volatilization of contaminants (odors).</p> <p>If contamination indicators are identified, work shall stop in the immediate proximity of the potential contamination. The Project Applicant and/or their construction contractor shall be responsible for engaging a qualified environmental specialist to design and perform an investigation to verify the presence and extent of contamination on the Project site. Subsurface investigation shall determine appropriate worker protection and hazardous material and disposal procedures appropriate for the Project site. Contaminated soil or groundwater determined to have contamination above applicable regulatory screening levels (e.g. Environmental Screening Levels (SFBRWQCB 2019)) the environmental specialist shall prepare a plan for groundwater extractions, soil excavation, control of contaminant releases to the air, and off-site transport or on-site treatment (Plan). The Plan will be submitted to the permitting agency for review and approval; once approved, the plan will be executed on the project site to address identified contamination.</p>				
<b>Transportation</b>				
<p><b>MM-TRANS-1.</b> The following Transportation Demand Management (TDM) measures have the potential to reduce commute VMT, although no quantified benefit is taken at this time. The following measures shall be implemented to their extent feasible:</p>	<p>During Project implementation</p>	<p>City of Hesperia</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>▪ Provide designated carpool/vanpool parking in desirable locations to encourage employees to carpool/vanpool to work that can lead to reduced commute VMT depending on the level of participation by tenants.</li> <li>▪ Provide end-of-trip facilities such as bicycle parking, lockers, etc., which could encourage employees to use alternative modes of transportation and thus reduce VMT.</li> </ul> <p>Provide sidewalks along Project frontage providing connections to existing trails and external pedestrian networks in order to improve pedestrian access. This measure could encourage employees to walk to nearby destinations and thus reduce VMT.</p>				

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