

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 PURPOSE OF THE MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the Mitigation Program outlined in the Hesperia Big Box Retail Project EIR. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code. Specifically, 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.

CEQA Guidelines Section 15097 clarifies mitigation monitoring and reporting requirements and provides guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The Lead Agency is responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

4.2 BACKGROUND

The MMRP identifies the mitigation measures and other enforceable project requirements, if any, adopted by the City to avoid or reduce significant environmental effects, and describes the timing, responsible parties, and implementation verification procedures. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Hesperia. The completed MMRP and supplemental documents will be kept on file at the City of Hesperia Planning Department.

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>MM BIO-1A: Western Joshua Tree Incidental Take Permit. Prior to the issuance of grading permits, the Project Proponent shall obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW). If a Western Joshua Tree Conservation Act (WJTCA) ITP is obtained, the Project Proponent shall pay statutorily prescribed fees defined in the WJTCA to offset proposed impacts to western Joshua trees as a result of the Project, as well as prepare and implement a Relocation Plan, if required by CDFW. If a CESA ITP is obtained, compensatory habitat mitigation shall be provided through purchase of mitigation credits from an agency-approved mitigation bank or protection of western Joshua tree habitat through acquisition of fee title or conservation easement and funding for long-term management of the habitat.</p>	<p>Prior to the issuance of grading permits.</p>	<p>California Department of Fish and Wildlife (CDFW); Project Applicant</p>		
<p>MM BIO-1B: Biological Monitoring. A designated biological monitor, knowledgeable in the biology of western Joshua tree, shall be responsible for monitoring project activities through the end of construction to minimize disturbance to western Joshua tree habitat off site, prevent unlawful take of the species, and ensure that project activities are confined to authorized impact areas. The biological monitor shall have authority to stop any activity that does not comply with the conditions of the approved Incidental Take Permit (ITP) and/or to implement any reasonable measure to avoid unauthorized take of western Joshua tree.</p>	<p>Prior to initiation of any ground-disturbing activities; continuous during all construction activities through completion of construction.</p>	<p>Project Proponent; City of Hesperia; CDFW</p>		
<p>MM BIO-1C: Construction Access Routes. Project-related personnel shall access the project site using existing routes and shall not cross western Joshua tree habitat outside of, or in route to, the project site. If construction of routes is necessary outside of the project site, the</p>	<p>Prior to commencement of construction and continuously throughout all construction activities; prior to construction of any access routes outside the project site, if required.</p>	<p>Project Proponent; Designated Biological Monitor; City of Hesperia; CDFW</p>		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
biological monitor shall coordinate with the California Department of Fish and Wildlife to obtain written approval prior to initiating such activity.				
MM BIO-2A: Burrowing Owl Preconstruction Surveys. No less than 14 days prior to the onset of construction activities, a qualified biologist shall conduct a survey of the project site and a 500-foot buffer to identify the presence of burrowing owls or occupied burrows. A second survey shall be conducted within 24 hours prior to the start of construction. Surveys shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012 or as updated). At least one burrowing owl pre-construction survey report shall be submitted to the City to document compliance with this mitigation measure. For the purposes of this measure, "qualified biologist" is a biologist who meets the criteria outlined in the CDFW BUOW Guidelines (2012).	No less than 14 days prior to the start of construction activities and within 24 hours prior to commencement of construction.	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-2B: Burrowing Owl Incidental Take Permit. Suitable burrowing owl habitat and burrowing owl presence has been confirmed on the site. Therefore, the Project Applicant shall obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW) pursuant to the California Endangered Species Act (CESA) prior to the start of any ground disturbance or construction activities. The ITP shall include, at a minimum: a description of project activities and equipment, proposed avoidance and buffer zones, identification of temporary and permanent impacts, monitoring requirements, proposed relocation or translocation protocols, and compensatory mitigation	Prior to issuance of grading permits and before commencement of any ground-disturbing or construction activities; notification to CDFW within 48 hours of any burrowing owl detection during pre-construction surveys or construction.	Project Proponent; Designated Biological Monitor		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>measures. Compensatory mitigation shall be satisfied through one or more of the following mechanisms:</p> <ol style="list-style-type: none"> 1. Purchase of credits at a CDFW-approved conservation or mitigation bank (if available); or 2. Permittee-responsible mitigation land acquisition <p>If burrowing owl is documented within the project site or within the 500-foot buffer during pre-construction surveys or construction-phase biological monitoring, the biological monitor shall notify CDFW within 48 hours of the observation. All applicable conditions of the ITP shall be fully implemented to avoid unauthorized take.</p>				
<p>MM BIO-2C: Mohave Ground Squirrel Pre-Construction Surveys. Prior to commencement of ground disturbing Project activities, a visual survey shall be conducted by a qualified biologist during the period of March 15 through April 15 to determine presence of Mohave ground squirrel. The survey shall be conducted on the project site according to the <i>Mohave Ground Squirrel Survey Guidelines</i> (CDFW, October 2023 Revision 4 or most recent version) during daylight hours by the qualified biologist who can visually identify Mohave ground squirrel and white-tailed antelope squirrel and detect vocalization calls. If the survey or monitoring confirms presence, the Project Proponents shall contact CDFW immediately (within 24 hours) and fully avoid all impacts to Mohave ground squirrel or obtain an incidental take permit (ITP).</p>	Prior to commencing ground- or vegetation-disturbing activities	Project Proponent; Qualified Biologist; City of Hesperia		
<p>MM BIO-2D: Desert Tortoise Pre-Construction Surveys. A qualified biologist shall conduct a protocol-level presence or absence survey within the Project Site, and 50-foot buffer zone no more than 48 hours prior to Project activities commencing in accordance with the U.S. Fish</p>	Prior to commencing ground- or vegetation-disturbing activities	Project Proponent; Qualified Biologist; City of Hesperia		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
and Wildlife Service 2019 desert tortoise survey methodology (USFWS 2019). The survey shall utilize survey routes that provide 100 percent visual coverage for desert tortoise and their sign. If desert tortoise may be impacted by the Project, Permittee shall fully avoid impacts to desert tortoise or should obtain a CESA ITP if impacts are unavoidable.				
MM BIO-3A: Crotch’s Bumble Bee Preconstruction Nesting Surveys. At a minimum, two pre-construction nesting surveys shall be conducted prior to project implementation. Surveys shall occur: 1) within one week; and 2) within 24 hours prior to any vegetation removal or ground-disturbing activities scheduled to occur during the Crotch’s bumble bee flight season (February through October). Surveys shall follow the guidelines in the California Department of Fish and Wildlife (CDFW) <i>Survey Considerations for CESA Candidate Bumble Bee Species</i> (CDFW 2024c) and shall occur within the project site and areas adjacent to the project site where suitable habitat exists. Surveys shall be conducted with qualified biologists familiar with Crotch’s bumble bee identification and life history.	Within one week prior to project implementation and within 24 hours prior to any vegetation removal or ground-disturbing activities occurring during the Crotch’s bumble bee flight season (February through October).	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-3B: Crotch’s Bumble Bee Nest Avoidance and CDFW Coordination. If an active Crotch’s bumble bee nest is detected, the California Department of Fish and Wildlife (CDFW) shall be notified, and an appropriate no-disturbance buffer zone shall be established around the nest to reduce the risk of disturbance or accidental take. The buffer shall also include foraging resources and flight corridors essential to the colony. If avoidance is not feasible, or if complete avoidance cannot be achieved, project activities shall be postponed until appropriate	Immediately upon detection of an active Crotch’s bumble bee nest and prior to continuation of any project activities that could affect the nest.	Project Proponent; Qualified Biologist; City of Hesperia; CDFW		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
authorization (i.e., a finalized Incidental Take Permit under Fish and Game Code §2081) is obtained from CDFW.				
MM BIO-3C: Crotch’s Bumble Bee Construction Monitoring. If no active nests are found but the Crotch’s bumble bee is present, a qualified biologist shall conduct full-time monitoring during vegetation removal or ground-disturbing activities occurring during the queen flight period (February through March), colony active period (March through September), and/or gyne flight period (September through October). The monitor shall have authority to halt or redirect activities to avoid impacts.	During all vegetation removal or ground-disturbing activities occurring during the Crotch’s bumble bee queen flight, colony active, and gyne flight periods, if the species is present and no active nests are detected.	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-3D: Crotch’s Bumble Bee Foraging Habitat Revegetation Plan. If occupied foraging habitat for Crotch’s bumble bee is present within project impact areas, a Revegetation Plan shall be prepared in consultation with a qualified biologist familiar with the species. The plan shall include native shrubs and native seed mixes that contain known nectar sources for Crotch’s bumble bee and shall be implemented following project construction.	If occupied foraging habitat is identified, prepare the Revegetation Plan prior to initiation of construction activities affecting the habitat; implement the plan following completion of project construction.	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-3E: Crotch’s Bumble Bee Incidental Take Permit. If avoidance of Crotch’s bumble bee is not feasible, the applicant shall obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Fish and Game Code Section 2081 prior to the start of project activities. If, at the time of construction, Crotch’s bumble bee is no longer a listed or candidate species under CESA, then the requirements of Mitigation Measures BIO-3A through BIO-3E shall no longer apply.	Prior to commencement of any project activities if avoidance of Crotch’s bumble bee is not feasible; mitigation measures BIO-3A through BIO-3E shall not apply if the species is no longer listed or a CESA candidate at the time of construction.	Project Proponent; City of Hesperia; CDFW		
MM BIO-4A: Avoidance of Nesting Season (If Feasible). To ensure compliance with California Fish and Game Code Sections 3503, 3503.5, and 3513 and to avoid potential	Prior to scheduling and during vegetation clearing and ground-disturbing activities; outside of the typical nesting bird season	Project Proponent; City of Hesperia		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
impacts to nesting birds, vegetation clearing and ground-disturbing activities shall be conducted outside of the typical bird nesting season (February 15 through August 31), where feasible.	(February 15 through August 31), where feasible.			
MM BIO-4B. Pre-Construction Nesting Bird Surveys. Regardless of the time of year, a qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to the start of vegetation clearing, disking, demolition activities, grading, or other ground disturbance.	Within three days prior to the start of vegetation clearing, disking, demolition activities, grading, or other ground-disturbing activities.	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-4C: Nest Protection, Buffers, and Monitoring. If active nests are detected, the biologist shall establish species-appropriate buffer zones around the nests based on the level of activity within the buffer and species observed. The buffer areas shall be avoided until the nests are no longer occupied, and the juvenile birds can survive independently from the nests. During construction activities, the qualified biologist shall conduct monitoring at a frequency recommended by the qualified biologist using their best professional judgment. If nesting birds are documented and at risk of disturbance, the biologist may modify avoidance and minimization measures, and shall have authority to stop or redirect construction activities as needed using their best professional judgement to avoid take of nesting birds. If no active nests are documented during the pre-construction survey, no further nesting bird measures shall be required.	Immediately upon detection of active nests and throughout construction activities until nests are no longer occupied and juvenile birds are independent; no further measures required if no active nests are identified during pre-construction surveys.	Project Proponent; Qualified Biologist; City of Hesperia		
MM BIO-5. Best Management Practices. To avoid impacts to special-status species and prevent inadvertent disturbance to wildlife, the following Best Management	Prior to initiation of ground-disturbing activities (as applicable to specific BMPs) and continuously throughout all construction activities.	Project Proponent; Construction Contractor; Qualified Biologist; City of Hesperia		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>Practices (BMPs) shall be implemented throughout construction activities:</p> <p>A. A qualified biologist shall flush special-status wildlife species (i.e., avian or other mobile species) from suitable habitat areas within the project development footprint to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through the habitat to be removed.</p> <p>B. Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the project site or the right-of-way accessing the site.</p> <p>C. Construction activities shall occur during daytime hours unless otherwise approved by the lead agency and biological monitor.</p> <p>D. If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof shall be used by the maintenance contractor to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day but must be removed each night.</p> <p>E. The operator shall not permit pets on or adjacent to construction sites.</p> <p>F. At the end of each workday during construction, the Project Applicant or its contractors shall cover all excavated, steep-sided holes or trenches more than</p>				

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>eight inches deep and that have sidewalls steeper than 1:1 (45 degree) slope with plywood or similar materials, or provide a minimum of one escape ramp per 100 feet of trenching (with slopes no greater than 3:1) constructed of earth fill or wooden planks. The project biologist shall thoroughly inspect holes and trenches for trapped animals during biological monitoring.</p> <p>G. The Project Applicant, or its contractors, shall screen, cover, or elevate at least one (1) foot above ground, all construction pipe, culverts, or similar structures with a diameter of three inches or greater that are stored on site overnight. These pipes, culverts, and similar structures shall be inspected by the project biologist for wildlife before such material is moved, buried, or capped.</p> <p>H. The Project Applicant, or its contractors, shall avoid the use of invasive plant species in the associated landscaping.</p> <p>I. To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout project construction.</p> <p>J. Prior to construction mobilization activities, the implementing entity shall prepare a Storm Water</p>				

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>Pollution Prevention Plan in conformance with California Construction Stormwater General Permit Order 2022-0057-DWQ requirements to avoid and minimize impacts associated with erosion, runoff, and storm water contaminants. The Storm Water Pollution Prevention Plan shall include BMPs to avoid and minimize impacts on adjacent potentially jurisdictional aquatic resources, including, but not limited to:</p> <ul style="list-style-type: none"> ○ Vehicles and equipment should not be operated in ponded or flowing water. ○ Water containing mud, silt, or other pollutants from grading or other activities should not be allowed to enter jurisdictional waters adjacent to the project or be placed in locations that may be subjected to high storm flows. ○ Spoil sites should not be located within 30 feet from the boundaries of potentially jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into potentially jurisdictional aquatic resources adjacent to the project. ○ Raw cement/concrete or washings thereof; asphalt, paint, or other coating material; oil or other petroleum products; or any other substances that could be hazardous to vegetation or wildlife resources, resulting from project construction, should be 				

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>prevented from contaminating the soil and/or entering potentially jurisdictional waters adjacent to the project.</p> <ul style="list-style-type: none"> ○ No equipment maintenance or fueling should be performed within 100 feet of potentially jurisdictional aquatic resources adjacent to the project, where petroleum products or other pollutants from the equipment may enter these areas. ○ Temporary structures, storage of construction materials, and staging/storage of construction equipment should be located outside potentially jurisdictional aquatic resources. 				
<p>MM BIO-6. Desert Native Plants. Prior to the start of ground-disturbing or vegetation-removal activities, the Project Applicant shall coordinate with the City of Hesperia to determine permitting requirements under the City’s Desert Native Plant Protection Ordinance for all Desert Native Plant Act (DNPA) species documented within the project site, including silver cholla (<i>Cylindropuntia echinocarpa</i>). The Project Applicant shall comply with all conditions imposed by the City, which may include payment of permit fees and/or salvage of plants for translocation to a suitable recipient site. If salvage or translocation is required, a Desert Native Plant Salvage Plan shall be prepared by a qualified biologist or botanist and submitted to the City for review and approval prior to initiation of ground-disturbing activities. At a minimum, the plan shall identify and map plants to be salvaged,</p>	<p>Prior to the start of ground-disturbing or vegetation removal activities; prior to the issuance of grading permits if salvage or translocation is required.</p>	<p>Project Applicant; Qualified Biologist or Botanist; City of Hesperia</p>		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
describe salvage and transport methods, and specify the proposed recipient site and final disposition of salvaged specimens. Acceptable recipient sites may include conservation areas, botanical preserves, museums, zoological societies, or other conservation organizations that provide suitable habitat and management of desert native plants. Documentation of compliance with City permitting requirements and approval of the Desert Native Plant Salvage Plan shall be provided to the City prior to issuance of grading permits.				
MM CUL-1: Inadvertent Discoveries of Cultural Resources. In the event that cultural resources are discovered during project activities, all work within 60 feet of the find shall cease, and a qualified archaeologist meeting the Secretary of Interior Professional Standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of the San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. If human remains or funerary objects are encountered during any activities associated with the	Immediately upon discovery of cultural resources during project activities; throughout construction as required if monitoring or treatment measures are implemented.	Project Proponent; Qualified Archaeologist; Yuhaaviatam of San Manuel Nation Cultural Resources Management Department; County Coroner; City of Hesperia		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project. If the Coroner determines that the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall identify the Most Likely Descendant (MLD). The MLD shall be afforded an opportunity to make recommendations regarding treatment and disposition of the remains, consistent with Public Resources Code §5097.98.</p>				
<p>MM GEO-1: Paleontological Monitoring. Prior to the issuance of any grading permits or any permit authorizing ground disturbance, the Project Applicant shall, to the satisfaction of the City of Hesperia Director of Development Services, demonstrate that a qualified paleontologist has been retained to respond on an as-needed basis to address unanticipated paleontological discoveries. A paleontologist is defined as an individual with an M.S./M.A. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques and knowledgeable in geology and paleontology of the area.</p> <p>In the event that fossils or fossil-bearing deposits are inadvertently unearthed during excavation and grading activities, all earth-disturbing activities within a 100-foot radius of the area of discovery shall be temporarily halted or diverted. The qualified paleontologist shall be contacted to evaluate the significance of the finding and determine an appropriate course of action in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set</p>	<p>Prior to the issuance of the grading permits or any permit authorizing ground disturbance; immediately upon discovery of fossils or fossil-bearing deposits during excavation and grading activities.</p>	<p>Project Applicant; Qualified Paleontologist; City of Hesperia Director of Development Services</p>		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
<p>forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If, in consultation with the paleontologist, the city staff, and the project applicant, the paleontologist determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan to reduce the project's effect on the qualities that make the resource important. The plan shall be submitted to the City for review and approval, and the project applicant shall implement the approved excavation plan.</p>				
<p>MM NOI-1: Noise Shielding and Muffling. Power construction equipment (including combustion engines), fixed or mobile, will be equipped with noise shielding and muffling devices consistent with manufacturers' standards or the Best Available Control Technology, which achieve a noise reduction of 10 dBA or greater. All equipment will be properly maintained, and the Applicant or Owner will require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer specifications.</p>	<p>During all earthwork and construction activities.</p>	<p>Project Applicant; Construction Contractor; City of Hesperia</p>		
<p>MM TCR-1: Cultural Resources Monitoring and Treatment Plan. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be</p>	<p>Immediately upon discovery of pre-contact cultural resources during project implementation; throughout remaining ground-disturbing activities if a Monitoring and Treatment Plan is required.</p>	<p>Project Applicant; Qualified Archaeologist; Yuhaaviatam of San Manuel Nation Cultural Resources Management Department; City of Hesperia</p>		

Mitigation Monitoring and Reporting Program				
Mitigation Measures	Implementation Timing	Responsible Party	Verification	
			Date	Initials
deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the Project’s ground-disturbing activities, should YSMN elect to place a monitor on the site.				
MM TCR-2: Cultural Records. Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and the City of Hesperia Planning Department for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). The City and/or applicant shall, in good faith, consult with YSMN throughout the life of the Project.	Throughout project construction and upon completion of archaeological or cultural investigations; ongoing consultation throughout the life of the Project.	Project Applicant; Qualified Archaeologist; City of Hesperia Planning Department; Yuhaaviatam of San Manuel Nation Cultural Resources Management Department		