

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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AIR QUALITY							
1	<p>Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a “Valley Fever Training Handout”, training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the “Valley Fever Training Handout” and Session(s) shall include the following:</p> <ul style="list-style-type: none">• A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.• Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.• Training on methods that may help prevent Valley Fever infection.• A demonstration to employees on how to use	Prior to any ground disturbing activities.	A copy of all training session materials, handout(s), and schedule shall be provided to the Development Services Director.	Community Development Department			

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	<p>personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators</p> <p>are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</p> <p>The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential Coccidioides spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> • Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing 						

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	<p>applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.</p> <ul style="list-style-type: none"> • Provide communication methods, such as two-way radios, for use in enclosed cabs. • Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use <p>during worker collocation with surface disturbance activities, as required per the hazard assessment process.</p> <ul style="list-style-type: none"> • Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144). • Provide separate, clean eating areas with hand-washing facilities. • Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site. • Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a 						

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	<p>supervisor.</p> <ul style="list-style-type: none"> • Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever. • Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site. • When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks. • Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing 						

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	facilities.						
BIOLOGICAL RESOURCES							
2	Prior to the start of project activities, a qualified biologist will conduct pre-construction surveys for burrowing owls. This pre-construction survey will be conducted in accordance with the procedures established by the California Department of Fish and Wildlife. If burrowing owls are identified using the project site, the applicant shall contact the California Department of Fish and Wildlife (CDFW) to determine the appropriate mitigation/management requirements. At a minimum, the following shall be followed: If burrowing owls are detected on site, no ground-disturbing activities, such as vegetation clearance or grading, shall be permitted within a buffer of no fewer than 650 feet from an occupied burrow during the breeding season (February 1 to August 31), unless otherwise authorized by CDFW. During the non-breeding (winter) season (September 1 to January 31), ground disturbing work can proceed as long as the work occurs no closer than 165 feet from the burrow. Depending on the level disturbance, a smaller buffer may be established in consultation with CDFW.	Prior to the start of construction/ground disturbing activities.	A copy of the burrowing owl protocol survey(s) shall be provided to CDFW.	Community Development Department			
3	If burrow avoidance is infeasible during the non-breeding season, a qualified biologist shall implement a passive relocation program in accordance with Appendix E1 (i.e., Example Components for Burrowing Owl Artificial Burrow	Prior to the start of construction/ground disturbing activities.	The passive relocation program shall be provided to CDFW for review.	Community Development Department			

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	and Exclusion Plans) of the 2012 CDFW Staff Report on Burrowing Owl Mitigation. The Burrowing Owl Exclusion and Mitigation Plan shall include all necessary measures to minimize impacts to burrowing owls during passive relocation, including all necessary monitoring of owls and burrows during passive relocation efforts.						
4	If passive relocation is required, a qualified biologist shall prepare a Burrowing Owl Exclusion and Mitigation Plan and Mitigation Land Management Plan in accordance with CDFW's 2012 Staff Report on Burrowing Owl Mitigation and for review by CDFW prior to passive relocation activities. The Burrowing Owl Exclusion and Mitigation Plan shall include all necessary measures to minimize impacts to burrowing owls during passive relocation, including all necessary monitoring of owls and burrows during passive relocation efforts.	Prior to the start of construction/ground disturbing activities.	The Burrowing Owl Exclusion and Mitigation Plan and Mitigation Land Management Plan shall be provided to CDFW for review.	Community Development Department			
5	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife (CDFW). If active bird nests are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impact to nests will be avoided by delay of work or	30 days prior to the start of construction/ground disturbing activities.	The applicant shall contact CDFW to determine appropriate mitigation/management requirements if active bird nests are identified during the survey.	Community Development Department			

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	<p>establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species nests.</p> <p>To ensure avoidance of impacts to nesting birds, including buffer establishment and nest monitoring, a qualified biologist will monitor initial site clearing and ground disturbing activities. In addition to monitoring nesting activity, the biological monitor will also search the project site for common wildlife species as will relocate these species out of harm's way to the adjacent properties. The biological monitor will also submit California Natural Diversity Database (CNDDDB) forms to CDFW if any special-status species are observed during monitoring. The biological monitor will be present on-site daily during initial activities and once per week once the project site has been cleared and initial ground disturbance is complete.</p>						
CULTURAL RESOURCES							
6	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the 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 regarding any pre-contact and/or historic era finds and be	During construction/ground disturbing activities.	The Yuhaaviatam of the San Manuel Nation Cultural Resources Department (YSMN) shall be contacted and provided information regarding the nature of the find and to provide tribal input.	Community Development Department			

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	provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.						
7	If significant pre-contact and/or historic-era 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. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During construction/ground disturbing activities.	Develop a Monitoring and Treatment Plan and shall be provided to YSMN for review and comment.	Community Development Department			
8	If humans or funerary objects are encountered during any construction activities associated with the proposed project, work within 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.	During construction/ground disturbing activities.	Field inspection and notification of County Coroner.	Community Development Department			
9	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan.	During construction/ground disturbing activities.	A cultural resource Treatment Plan and Discovery and Monitoring Plan shall be submitted to the appropriate tribe(s).	Community Development Department			

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	This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site						
10	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 Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.	Throughout life of the project.	All archaeological/cultural documents created as part of the project shall be supplied to SMBMI.	Community Development Department			
GEOLOGY AND SOILS							
11	The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.	Prior to issuance of grading and/or construction permits.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District.	Antelope Valley Air Quality Management District and Community Development Department			
HAZARDS AND HAZARDOUS MATERIALS							
NOISE							
12	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any	During construction.	Field Inspection.	Community Development Department			

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	construction-related activities shall be restricted to periods and days permitted by local ordinance.						
13	The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	During construction.	Field Inspection.	Community Development Department			
14	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction.	Field Inspection.	Community Development Department			
15	Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.	During construction.	Field Inspection.	Community Development Department			
16	The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction.	Field Inspection.	Community Development Department			
17	No project-related public address or music system shall be audible at any adjacent receptor.	During construction.	Field Inspection.	Community Development Department			
18	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factor specifications. Mobile or fixed "package"	During construction.	Field inspection.	Community Development Department			

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	equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.						