

FINAL EIR MITIGATION MEASURES AS CONDITIONS OF APPROVAL

GENERAL/ONGOING

3. On an ongoing basis, the equestrian center shall be maintained so as to not create a public nuisance per San Bernardino County Code Section 33.032.
14. The project applicant shall comply with the requirements of Title 24.
16. The project applicant shall comply with the requirements of the Mojave Water Agency adjudication. This shall be verified by County Service Area 70.
50. During any construction activity, developers of individual projects or master developer shall require all activities to be limited to weekdays between the hours of 7 a.m. and 5 p.m. No construction with the exception of interior finish work will be conducted on weekends and holidays.
51. During any construction activity, developers of individual projects or the master developer shall require that grading and construction vehicles and equipment be equipped and maintained with effective muffler systems.
62. A minimum of 30% of all housing in the proposed development shall be in tracts designated for "Seniors Only". (Age 55 Plus)

PRIOR TO SUBMISSION OF MASTER FDP/MASTER TENTATIVE TRACT/MASTER PARCEL MAP

5. Prior to submission of a Master Tentative Tract Map, Master Parcel Map, Conditional Use Permit or Final Development Plan, the applicant shall complete geologic/geotechnical feasibility studies to properly identify general areas within the master development that exhibit adverse soil or geologic conditions. The geologic/geotechnical feasibility studies shall be submitted to the County Geologist for review and approval.
6. Prior to submission of Final Development Plan/(Master Tentative Tract Map or Master Parcel Map, the master developer shall coordinate with the San Bernardino County Flood Control District to incorporate regional flood control plans into the design of the project. The final design of the flood control corridors/channels shall be approved by the Land Development Engineering - Drainage Section.

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17. Prior to submission of a Master Tentative Tract Map, Master Parcel Map, Conditional Use Permit or Final Development Plan, the applicant shall test existing irrigation wells to ensure that these wells are suitable for use as domestic water supply wells. The data gathered must be incorporated as part of a revised hydrogeologic investigation to be submitted to the County Geologist, Regional Water Quality Control Board and the Mojave Water Agency for review and approval. The results of the revised hydrogeologic investigation will determine the scope of ground water monitoring required for the project. Within six months of approval of the revised hydrogeologic report, a ground water monitoring plan shall be submitted to the County Geologist, Regional Water Quality Control Board and the Mojave Water Agency for review and approval. The ground water monitoring plan shall include details on future sampling, testing and measurement of monitoring and production wells. In addition, the plan must specify the periodic reporting of well data to the County Geologist, Regional Water Quality Control Board and the Mojave Water Agency.
46. Prior to submission of a Master Tentative Tract Map, Master Parcel Map, Conditional Use Permit or Final Development Plan, the applicant shall complete a revised Traffic Impact Analysis for the entire project, consistent with County CMP guidelines. The revised TIA shall be submitted to the cities of Victorville, Apple Valley and Hesperia, SANBAG for their review as well as to the County Transportation/Flood Control Department- Traffic Section for review and approval.

PRIOR TO APPROVAL OF MASTER FDP/MASTER TENTATIVE TRACT/MASTER PARCEL MAP

7. Prior to approval of Final Development Plan/Master Tentative Tract Map or Master Parcel Map the master developer shall prepare detailed final hydrologic and hydraulic studies to be approved by the Land Development Engineering - Drainage Section.

PRIOR TO RECORDATION OF MASTER TENTATIVE TRACT/MASTER PARCEL MAP

18. Prior to recordation of Master Tract Map or Master Parcel Map, developers of individual projects or the master developer shall submit a water quality protection program for the construction phase to be approved by the Regional Water Quality Control Board, Colorado Region.. This program shall be prepared to inform construction workers of: containment of paint, fuel, masonry and other construction wastes; containment of trash receptacles to prevent runoff; and retention/detention basins.

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20. Prior to recordation of Master Tract Map or Master Parcel Map , developers of individual projects or the master developer shall submit a program of non-structural controls to include, but not be limited to: a street sweeping and street flushing program and public

participation programs to be approved by the Regional Water Quality Control Board Colorado Region. This community awareness program shall be prepared to inform home buyers of: the impacts of dumping oil, antifreeze, paints, solvents, or other potentially harmful chemicals into storm sewers; the proper use and management of fertilizers, pesticides and herbicides in home landscaping and gardening practices; the impacts of littering and improper water disposal; and the need to clean up and properly dispose of pet wastes.

71. A plan for waste reduction and recycling of solid waste shall be submitted to and approved by SWMD prior recordation of Master Tract Map or Master Parcel Map. The plan shall describe how the project will meet the mandates of Assembly Bill 939 (AE 939, Sher). The mitigation measures developed from this plan shall be deemed conditions of approval for continuing operation.

PRIOR TO SUBMITTAL OF FDP/IMPLEMENTING TENTATIVE TRACTS

69. Prior to submittal of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare final design plans for the wastewater collection system to be approved by Office of Special Districts. The plans shall conform to the specifications outlined in Sewer and Water Feasibility Study for Rancho Lucerne Development, dated October 19, 1992, prepared by So & Associates Engineers.
70. Prior to submittal of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare final design plans for the wastewater treatment facility to be approved by Office of Special Districts. The plans shall conform to the specifications outlined in Sewer and Water Feasibility Study for Rancho Lucerne Development dated October 19, 1992, prepared by So & Associates Engineers.

PRIOR TO APPROVAL OF FINAL DEVELOPMENT PLANS/IMPLEMENTING TENTATIVE TRACTS

1. Prior to the approval of Final Development Plans/Tentative Tract Maps, developers of individual projects or the master developer shall establish proper setbacks and buffer

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areas for each proposed land use. This shall be approved by the Planning Department.

8. Prior to approval of implementing Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall design a final storm drain system in accordance with the results from Mitigation Measure 2 above and the County of San Bernardino criteria and standards. The final system shall be approved by the Land

Development Engineering -Drainage Section. Implementation of the storm drain system shall at a minimum provide the following:

- All building pads will be free from flood hazard for the 100-year frequency storm;
 - Depths of flow in the streets will not exceed top of curb elevations from the 10-year frequency storm;
 - Depths of flow in the street will not exceed street right-of-ways for the 100-year frequency storm; and
 - Velocities of flows shall be reduced to prevent increased erosion on downstream portions of the drainage corridor/channel.
 - A plan of sufficient detail for the joint use golf course/flood control facility.
 - Provide routine maintenance of the flood control corridor/channel which includes the golf course and the swales along the southerly boundary.
 - All final designs shall include such features as fencing plans, street closure plans, and positive overflow areas for flood conditions.
9. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare detailed aesthetic, biological, and cultural resource studies to determine any potential impacts or determine necessary future mitigation measures for the construction of the water storage tank and transmission line. The extent and content of these studies shall be determined by the Planning Department and Office of Special Districts.
 10. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare an emergency hookup plan for the water transmission line. The emergency hookup plan shall include such measures as above ground quick connect capability. The emergency hookup plan shall be approved by Office of Special Districts and the County Fire Agency.
 11. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare final design plans for the water

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- transmission/distribution system to be approved by the Office of Special Districts. The plans shall conform to the specifications outlined in Sewer and Water Feasibility Study for Rancho Lucerne Development, dated October 19, 1992, prepared by So & Associates Engineers.
12. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare final design plans to satisfy the project's water storage requirement to be approved by County Service Area 29 and the County Fire Agency and Office of Special Districts. The plans shall conform to the specifications outlined in Sewer and Water Feasibility Study for Rancho Lucerne Development, dated October 19, 1992, prepared by So & Associates Engineers.
13. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare final design plans for domestic water well supply which will meet State Health Department Standards to be approved by the California Department of Health Services, Division of Drinking Water and Environmental Management. The plans shall conform to the specifications outlined in Sewer and Water Feasibility Study for Rancho Lucerne Development, dated October 19, 1992, prepared by So & Associates Engineers.
55. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall retain a County-certified archaeologist to conduct an archaeological field reconnaissance to determine the potential for significant archaeological resources to exist on the project site. The selection of the archaeologist shall be reviewed and approved by the Planning Department. All work performed shall be documented in a professional report prepared by the archaeologist. The report, which includes discussion of significance (depth, nature, condition, and extent of resources), final mitigation recommendations, and cost estimates, shall be submitted to the Planning Department for review and approval prior to land disturbance.
56. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall prepare an adaptive reuse study that identifies the retention, preservation, and restoration of the most significant and unique elements of the Oasis ranch, in terms of design, the main house, tank house, windmill, livestock shelter, and the driveway approach to the main house. All work performed shall be documented in a professional report which shall be prepared by an historic archaeologist. The report, which includes discussion of significance, final mitigation recommendations, and cost estimates, shall be submitted to the Planning Department for review and approval.

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63. Prior to approval of Tentative Tract Maps or Final Development Plans, the master developer shall establish a Fire Protection Financing Plan. This plan shall address the required capital expenditures developers of individual projects or the master developer will be responsible for, how the operating and maintenance funding program will be implemented, and dates of construction and completion of the fire facility. This plan shall be submitted to the County Fire Agency for review and approval.
65. Prior to approval of Final Development Plan(s)/Tentative Tract Map(s), developers of individual projects or the master developer shall provide to the Police Department all plans for review to ensure that the safety of future residents has been considered and

that the necessary security and safety systems would be made available for individual dwelling units. Compliance with this measure shall be verified by the Sheriff's Department.

PRIOR TO RECORDATION OF IMPLEMENTING TENTATIVE TRACTS

19. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall submit a plan of structural controls located at the inlets of the storm drain system for the drainage area under consideration to be approved by the Land Development Engineering and Regional Water Quality Control Board. The plan shall include, where feasible, the following structural controls: trash racks in catch basins; sand/grease traps in catch basins; catch basin/gutter stenciling; and retention basins at inlets.
22. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall have geophysical surveys performed on the vacated buildings on the project site to assess if underground tanks exist. Additionally, a review of the records of the Regional Water Quality Control Board or the County of San Bernardino Department of Public Works for the parcels with operating tanks and water wells shall be conducted. If underground or aboveground fuel tanks are found, they shall be removed from the project site. If the soil surrounding the tank has been affected, the contamination shall be characterized and necessary remediation shall be performed. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services and County Fire Agency.
23. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall conduct soil borings and soil analyses at the three locations observed to have evidence of surface staining (Areas A, C, and D

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in Exhibit 27) to assess possible soil contamination. If soil contamination is found, the contamination shall be characterized and necessary remediation shall be performed. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services.

24. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall conduct asbestos sampling of on-site buildings in Areas A and D (refer to Exhibit 27) to assess if asbestos is contained in the construction materials of the buildings. The company performing the asbestos sampling is required by law to be certified by Cal-OSHA as an Asbestos Consultant. If asbestos is detected in the building materials, necessary remediation shall be performed. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services.
25. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall collect and analyze paint samples to assess lead content. If lead is present, appropriate health and safety and disposal measures shall be required. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services.
26. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall prepare an on-site assessment of the debris contained in the depressed area located in Area B (refer to Exhibit 27). The debris shall then be removed properly and if assessed to be of environmental concern the material shall be removed in the presence of an environmental specialist. The specialist shall assess the potential for soil contamination which may include near surface soil sampling. If soil samples are necessary, the samples shall be collected and analyzed by a State approved laboratory. Removed materials shall be disposed of properly through approval of the Local Enforcement Agency. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services.
27. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall assess each building on the project site for the presence of PCBs by an environmental specialist. If PCB containing devices are present, appropriate health and safety and disposal measures shall be required. Proof of compliance with these measures shall be submitted to be approved by the Department of Environmental Health Services.
28. Prior to recordation of implementing tract maps or issuance of a CUP, developers of

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individual projects or the master developer shall conduct near surface soil sampling under the storage shed located in Area D (refer to Exhibit 27) to assess possible herbicide or pesticide contamination. Soil samples shall be collected and analyzed by a State approved laboratory. If contamination of soil and/or groundwater is found during Phase II ESA activities, characterization and remediation shall be undertaken to the extent that they will not be a significant risk to the future development on the property. Proof of compliance with this measure shall be submitted to be approved by the Department of Environmental Health Services.

29. Prior to recordation of the first Tract Map of Phase 2, developers of individual projects or the master developer shall provide sufficient funds to provide traffic signals at: Barstow Road/Street B; Barstow Road/Street C; and Rabbit Springs Road/Street A. The method used to provide the funds for this improvement shall be approved by Land Development Engineering - Roads Section.
30. Prior to recordation of the first Tract Map of Phase 2, developers of individual projects or the master developer shall provide sufficient funds to widen Barstow Road to four lanes between Rabbit Springs Road and Street B. The method used to provide the funds for this improvement shall be approved by Land Development Engineering - Roads Section.
31. Prior to recordation of the first Tract Map for Phase 3, developers of individual projects or the master developer shall redesign the project to widen Post Office Road to four lanes between Rabbit Springs Road and Planning Area 30. Compliance with this measure shall be approved by Land Development Engineering -Roads section.
32. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall provide sufficient funds to provide a traffic signal at Rabbit Springs Road/Post Office Road. The method used to provide the funds for this improvement shall be approved by Land Development Engineering - Roads Section.
33. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall provide sufficient funds to: widen Barstow Road to four lanes between Street B and Street C; and widen Rabbit Springs Road to four lanes between Barstow Road and Post Office Road. The method used to provide the funds for these improvements shall be approved by Land Development Engineering - Roads Section.

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34. Prior to recordation of the first Tract Map of Phase 1, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to widen SR-18 to four lanes westerly from Old Woman Springs Road to Bear Valley Road. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
35. Prior to recordation of the first Tract Map of Phase 1, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide new east-west arterial streets and interchanges with I-15. Potential locations to be considered shall include, but not limited to, Nisqually Road and at a point between Bear Valley Road and Main Street. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
36. Prior to recordation of the first Tract Map of Phase 1, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide traffic signals at: SR-18/Rabbit Springs Road; Barstow Road/Rabbit Springs Road; SR-18/Old Woman Springs Road; and Barstow Road/Old Woman Springs Road. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
37. Prior to recordation of the first Tract Map of Phase 1, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide a second westbound left turn lane on SR-18 at the I-15 southbound ramps. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
38. Prior to recordation of the first Tract Map of Phase 1, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide at the Bear Valley Road/I-15 northbound ramps a left turn lane. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
39. Prior to recordation of the first Tract Map of Phase 2, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to widen Rabbit Springs Road to four lanes between SR-18 and Barstow Road. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
40. Prior to recordation of the first Tract Map of Phase 2, developers of individual projects

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or the master developer shall contribute on a "fair-share" basis sufficient funds to provide at SR-18/Rabbit Springs Road a second eastbound left turn lane. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.

41. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to widen SR-18 to six lanes westerly of Rabbit Springs Road. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
42. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide a traffic signal at Old Woman Springs Road/Post Office Road. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
43. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide at SR-18/Rabbit Springs Road a free right turn lane from Rabbit Springs Road to SR-18. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
44. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide at Barstow Road/Rabbit Springs Road a second eastbound left turn lane, and a northbound left turn lane. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
45. Prior to recordation of the first Tract Map of Phase 3, developers of individual projects or the master developer shall contribute on a "fair-share" basis sufficient funds to provide at Barstow Road/Old Woman Springs Road northbound and southbound right turn lanes. The method used to offset the cost of this improvement shall be approved by Land Development Engineering - Roads Section.
49. Prior to recordation of Final Tentative Tract Map(s), developers of individual projects or the master developer shall incorporate measures into the project design including:
 - Provide local shuttle and regional transit systems and transit shelters.

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- Provide bicycle lanes, storage areas, and amenities.
- Ensure efficient parking management.
- Provide dedicated parking spaces with electrical outlets for electric vehicles.
- Provide peripheral park-n-ride lots.
- Provide preferential parking to high occupancy vehicles and shuttle services.
- Charge parking lot fees to low occupancy vehicles.

This shall be approved by the Planning Department.

53. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall submit an acoustical analysis prepared under the supervision of an acoustical engineer, based on ultimate traffic volumes of the specific components of the project and based upon detailed site plans. The applicant shall ensure that a site-specific noise assessment is prepared to determine the type and location of necessary on-site and/or off-site noise barriers. These may include walls, berms, setback restrictions, etc. as necessary to alleviate unacceptable noise levels. All noise barriers shall be constructed prior to occupancy. This shall be approved by the Department of Environmental Health Services.
54. Prior to recordation of implementing tract maps or issuance of a CUP, developers of individual projects or the master developer shall submit evidence that the required on-site noise barriers adequately reduce unacceptable noise levels. This shall be verified by the Department of Environmental Health Services.
67. Prior to recordation of Final Tentative Tract Map(s), developers of individual projects or the master developer shall ensure that both the County and the Lucerne Unified School District are satisfied that the applicant has provided for a mechanisms or agreed on a "fair share" basis to fees with the Lucerne Valley Unified School District that fully mitigates the school facilities impact on the proposed development. Compliance with this measure shall be verified by the Planning Department.

PRIOR TO LAND DISTURBANCE

15. Prior to issuance of grading permits, developers of individual projects or the master developer shall submit a landscape and turf management plan for the subject area to be approved by County Planning Department. The plan shall provide water-efficient and environmentally sensitive landscaping which requires reduced irrigation and maintenance through the use of drought tolerant plants in landscaping with emphasis

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on hardscape landscaping and the use of native species in xeriscape landscaping, the use of reclaimed water for irrigation purposes, and the use of an efficient irrigation system to minimize runoff and evaporation using drip irrigation where possible.

21. Prior to land disturbance, developers of individual projects or the master developer shall submit a Notice of Intent (NOI) obtain a General Construction Activity Stormwater Permit. This NOI will need to be submitted to the State Water Resources Control Board. Under the requirements of the National Pollutant Discharge Elimination System (NPDES), any construction activity that involves disturbance of land five acres or larger in size will be required to submit a NOI.
57. Prior to issuance of grading permits, the developers of individual projects or the master developer, shall provide written evidence that a County-certified paleontologist has been retained to observe grading activities and salvage fossils as necessary. The selection of the paleontologist shall be reviewed and approved by the Planning Department. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. Procedures shall be submitted to the Planning Department for review and approval prior to land disturbance.
72. Prior to land disturbance, developers of individual projects or the master developer shall prepare a construction phase erosion and sediment control plan. This plan shall include the following where feasible:
 - Diversion of off-site runoff away from the construction site;
 - Revegetation of proposed landscaped areas or the use of binders;
 - Perimeter sandbagging or temporary basins to trap sediment;
 - Regular sprinkling of exposed soils during construction phases.

This plan shall be submitted to the Planning Department and the Department of Building and Safety for review and approval.

ACTIVE GRADING MONITORING

47. During grading and construction, developers of individual projects or the master developer shall comply with the following:
 - A. During clearing, grading, earth moving or excavation, maintain equipment engines in proper tune.

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- B. After clearing, grading, earth moving or excavation:
 - 1) Wet the area down, sufficient enough to form a crust on the surface with repeated soakings, as necessary, to maintain the crust and prevent dust pick up by the wind.
 - 2) Spread soil binders; and
 - 3) Implement street sweeping as necessary.
- C. During construction:
 - 1) Use water trucks or sprinkler systems to keep all areas where vehicles move damp enough to prevent dust raised when leaving the site;
 - 2) Wet down areas in the late morning and after work is completed for the day;
 - 3) Use low sulfur fuel (.05% by weight) for construction equipment.
- D. Phase and schedule construction activities to avoid high ozone days.
- E. Discontinue construction during second stage smog alerts.

Compliance with this measure shall be approved by the Planning Department and MDAQMD.

- 48. During grading and construction, developers of individual projects or the master developer shall comply with the following:
 - A. Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
 - B. Require a phased schedule for construction activities to minimize daily emissions.
 - C. Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.
 - D. Treat unattended (disturbed lands which have been, or are expected to be unused for four or more consecutive days) construction areas.
 - E. Encourage the planting or vegetative ground cover as soon as possible on construction sites and super pads.

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- F. Install vehicle wheel-washers before the roadway entrance at construction sites.
- G. Wash off trucks leaving site.
- H. Require all trucks hauling dirt, sand, soil or other loose substances and building materials to be covered, or to maintain a minimum freeboard of two feet between the top of the load and the top of the truck bed sides.
- I. Use vegetative stabilization, whenever possible, to control soil erosion from storm water especially on super pads.
- J. Require enclosures or chemical stabilization of open storage piles of sand, dirt, or other aggregate materials.
- K. Control off-road vehicle travel by posting driving speed, number of wheels and vehicle weight limits on these roads.

Compliance with this measure shall be approved by the Planning Department and MDAQMD.

58. Grading monitoring should initially be conducted during rough grading. Because of the past production of fossils from rocks like those exposed in the site, grading monitoring should be full time (8 hours per day), i.e. one person/monitor should be present during all rough grading operations. This can be scaled back to half-time (4 hours per day) by one person/monitor if fossils prove to be less abundant than expected. Monitoring should continue to be full time during precise grading, if fossils are common. If fossils are rarer, monitoring can be limited to trenching for pipelines and similar deep excavations during precise grading. Because of the small nature of some fossils present in the rock on the project site, matrix samples should be collected for processing through fine mesh screens. Matrix samples should consist of a minimum of several hundred pounds of sediment from promising horizons as determined by the paleontological monitor. It may be necessary to stock pile larger quantities of productive fossil horizons for later screen

processing. If major paleontological resources are discovered which require long term halting or redirecting of grading, the paleontologist shall report such findings to the applicant and to the Planning Department for review and approval.

59. The paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil to facilitate evaluation and, if necessary, salvage. Salvage efforts will depend on

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the abundance of fossils. The length of any diversion of grading activities by the monitor will depend on the size and complexity of the exposed remains. Single isolate bones will require only a few minutes to remove, while large complex accumulations of fossils could require several days to excavate. Provisions for preparation and curatorial shall be made before the fossils are donated to their final repository. Disposition of the fossils will require preparation of collected fossils to a point of tentative identification. This may be as simple as brushing dirt from a tooth or as complex as careful cleaning and stabilization of fragmented bones. Finally, the fossils will need to be cataloged into a systematic collection so that the data will be available to the scientific community. These actions, as well as final mitigation and disposition of the resources, shall be subject to the review and approval by the Planning Department. If significant fossils are found, the paleontologist shall submit a follow-up report to the Planning Department for review and approval. The follow-up report shall include the period of inspection, an analysis of the fossils found, and present repository of the fossils.

60. During grading, all fossils collected should be donated to a suitable repository, such as the San Bernardino County Museum. The donation shall be approved by the Planning Department.
61. Within 60 days of completion of the paleontological assessment, all related work shall be described in a professional report which receives sufficient distribution to insure its availability to future researchers. The report shall be submitted to the County Museum for review and approval.

PRIOR TO ISSUANCE OF BUILDING PERMITS

52. Developers of individual projects or the master developer shall ensure that the proposed project is built to the standards of the Uniform Building Code, which require a maximum interior noise level of 45 dBA. This shall be subject to the approval of the Department of Environmental Health Services.
64. Prior to the issuance of building permits, developers of individual projects or the master developer shall ensure that the County Fire Agency reviews and approves plans that incorporate appropriate fire protection measures into the project design. The following items are required:
 - Installation of automatic fire extinguishing systems.
 - Provisions to provide for adequate fire department access which would include street widths, accessibility to entry gates, etc.
 - Implementation of an approved public water system for fire protection.

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Compliance with this measure shall be verified by the County Fire Agency.

66. Prior to issuance of building permits, developers of individual projects or the master developer shall provide on a "fair share" basis school fees to the Lucerne Valley Unified School District to mitigate conditions of overcrowding as part of building permit application. These fees shall be based on the Lucerne Valley Unified School District fee schedule in effect at the time of future building permit applications. Compliance with this measure shall be verified by the Planning Department.
68. Prior to issuance of building permits, developers of individual projects or the master developer shall provide on a "fair share" basis appropriate fees to the Lucerne Valley Branch Library to mitigate conditions of under staffing and insufficient information availability as part of building permit application. Compliance with this measure shall be verified by the Planning Department.

PRIOR TO OCCUPANCY OF IMPLEMENTING TRACTS/CUP

2. Prior to occupancy of any commercial restaurant, developers of individual projects or the master developer shall incorporate noise reduction measures into any outdoor speaker design. This shall include features such as volume reduction during evening hours, and location of speakers away from adjacent residential uses. Compliance with this measure shall be verified by the Department of Environmental Health Services.
4. Prior to occupancy of the equestrian center, all necessary permits with regard to flies, mosquitoes, rodents, etc. shall be obtained from DEHS.