

---

# 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 Town of Apple Valley 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.

INTENTIONALLY LEFT BLANK

## 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, stationary source, and on-road vehicle air pollutant emissions to the extent feasible:</p> <ul style="list-style-type: none"> <li>▪ <b>Solar Power.</b> The Project shall include rooftop solar panels that generate sufficient power to meet at least 90% of the Project’s total operational base energy requirements from within the Project’s building envelope. The Town of Apple Valley shall verify the size and scope of the solar energy system based upon the analysis of the projected power requirements and generating capacity as well as the available solar panel installation space. In the event sufficient space is not available on the Project site to accommodate the needed number of solar panels to produce the operation’s base power use, the Project Applicant or success or interest shall demonstrate how all available space has been maximized (e.g., roof, parking areas) for solar energy system use. Areas that provide for truck movement may be excluded from these calculations unless otherwise deemed acceptable by the supplied reports and applicable building standards. The Project Applicant or successor in interest, or as contractually delegated by the Project Applicant or successor in interest, shall install the solar energy system when the Town of Apple Valley has approved building permits and the necessary equipment has arrived. The operation of the system shall commence only when it has received permission to operate from the applicable utility. The solar energy system owner shall be responsible for maintaining the system at not less than 80% of the rated power for 20 years. At the end of the 20-year period, the owners, operators, or tenants shall install a new photovoltaic system meeting the capacity and operational requirements of this measure, or continue to maintain the existing system, for the life</li> </ul>	<p>Prior to issuance of a Certificate of Occupancy</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>of the Project. As the Project’s demand for solar power increases, additional solar panels may be added to the Project.</p> <ul style="list-style-type: none"> <li>▪ <b>Electrical Infrastructure for Electric Equipment and Vehicles.</b> The Project shall be designed to include electrical infrastructure to accommodate the required number of electric vehicle charging stations, the anticipated number charging stations for electric cargo handling equipment, and the potential installation of additional automobile and truck electric vehicle charging stations. Electrical conduit shall be installed within reasonable locations (e.g., parking areas, at or near dock doors) at the time of building construction to satisfy this requirement. The Project’s electrical rooms shall be of sufficient size to accommodate the upsizing of electrical equipment to accommodate potential future electrical loads.</li> <li>▪ <b>Electric Vehicle Charging Stations.</b> Prior to issuance of a Certificate of Occupancy, Level 2 (or faster) electric vehicle charging stations shall be installed 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 January 1, 2030, Level 2 (or faster) electric vehicle charging stations shall be installed for 25% of the employee parking spaces required. Furthermore, the Applicant shall install at minimum two Level 3 electric chargers at the Project site in a place convenient for heavy-duty truck access prior to beginning Project operation.</li> <li>▪ <b>Sustainable Energy, Waste, and Water Design Measures.</b> The Project Applicant or successor in interest shall implement the following measures: <ul style="list-style-type: none"> <li>- The Project’s landscape plan shall emphasize drought-tolerant plants and use water-efficient irrigation techniques</li> <li>- All heating, cooling, lighting, and appliance fixtures shall be Energy Star-rated</li> </ul> </li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>- All fixtures installed in restrooms and employee break areas would be U.S. Environmental Protection Agency WaterSense Certified or equivalent</li> <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> <li>- Provide storage areas for recyclables and green waste, as well as food waste storage if a pick-up service is available</li> <li>- Buildings shall include high efficiency particulate air (HEPA) filtration systems within in all warehouse facilities</li> <li>▪ <b>Zero-Emission or Near-Zero-Emission Equipment.</b> The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:               <ul style="list-style-type: none"> <li>- All equipment and appliances operating on the Project site shall be zero-emission or near-zero-emission equipment. This requirement shall apply to indoor and outdoor equipment such as forklifts, handheld landscaping equipment, yard equipment, office appliances, etc. The building manager or their designee shall be responsible for enforcing these requirements.</li> </ul> </li> <li>▪ <b>Truck Requirements and Restrictions.</b> The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:               <ul style="list-style-type: none"> <li>- Only haul trucks meeting California Air Resources Board (CARB) model year 2010 engine emission standards shall be used for the on-road transport of materials to and from the Project site. In addition, tenants shall 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, and the Statewide Truck and Bus Regulation. The</li> </ul> </li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>building manager or their designee shall be responsible for enforcing these requirements.</p> <ul style="list-style-type: none"> <li>▪ <b>Idling Time Restriction.</b> The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:                             <ul style="list-style-type: none"> <li>- Upon commencement of operations, the tenant/operator of the Project shall be required to restrict truck idling on site to a maximum of 3 minutes, subject to exceptions defined by the California Air Resources Board’s commercial vehicle idling requirements. The building manager or their designee shall be responsible for enforcing this requirement.</li> </ul> </li> <li>▪ <b>Anti-Idling Implementation Measures.</b> The following measures shall be implemented to reduce air pollutant emissions from idling:                             <ul style="list-style-type: none"> <li>- <b>Signage.</b> Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify the Project’s 3-minute idling restriction. 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 3 minutes once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged; (3) telephone numbers of the building facilities manager and California Air Resources Board (CARB) to report violations; and (4) that penalties apply for violations. Prior to the issuance of an occupancy permit, the Town of Apple Valley shall conduct a site inspection to ensure that the signs are in place.</li> <li>- <b>Efficient Load Management.</b> The facility operator(s) shall be required to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.</li> </ul> </li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>- <b>Anti-Idling Training.</b> Tenants and operators on the Project site shall 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, 1-day Course No. 512).</li> <li>- <b>Transportation Demand Management Plan.</b> For a detailed synopsis of this measure, please refer to MM-TRANS-1 (Section 4.12).</li> </ul>				
<b>Air Quality Project Design Features</b>				
<p><b>PDF-AQ-1 Construction</b></p> <ul style="list-style-type: none"> <li>▪ <b>Heavy-Duty Off-Road Construction Equipment Requirements/Restrictions.</b> During Project construction, all internal combustion engines/construction equipment greater than 25 horsepower operating on the Project site shall meet U.S. Environmental Protection Agency-certified Tier 4 Final emissions standards. The Project Applicant or successor in interest shall include this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. Successful contractors must demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. An exemption from these requirements may be granted by the Town of Apple Valley in the event that the Project Applicant or successor in interest documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.<sup>1</sup> Before an exemption may be considered by the Town of Apple Valley, the Project Applicant or successor in interest shall be required to demonstrate that at</li> </ul>	<p>During Construction, Site Design, and Operation</p>	<p>Town of Apple Valley</p>		

<sup>1</sup> For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a lower tier to a Tier 4 or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>least two construction fleet owners/operators in the High Desert and San Bernardino Region were contacted and that those owners/operators confirmed Tier 4 Final or better equipment could not be located within the High Desert and San Bernardino Region. In the event that Tier 4 Final construction equipment is not available, the Project Applicant may utilize Tier 4 Interim or Tier 3 construction equipment outfitted with Best Available Control Technology (BACT) devices, including but not limited to CARB-certified Level 3 Diesel Particulate Filters (DPF).</p> <ul style="list-style-type: none"> <li>▪ <b>Provision of Electrical Infrastructure for Construction and Use of Electric Construction Equipment.</b> After the grading phase of Project construction, the Project Applicant or successor in interest shall provide temporary electrical hook ups to the power grid, rather than diesel-fueled generators, for contractors' electric construction tools, such as saws, drills, and compressors. The use of diesel-fueled generators for on-site construction activities shall be prohibited unless electrical infrastructure is not yet available on the Project site. Diesel-fueled generators may be used for off-site construction work. All off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used on site during Project construction must be electric-powered. The Project Applicant or successor in interest shall include these requirements in applicable bid documents, purchase orders, and contracts with successful contractors.</li> <li>▪ <b>Construction Equipment Idling Restrictions.</b> The idling of heavy construction equipment for more than 5 minutes shall be prohibited. Signage shall be posted throughout the construction site informing construction personnel of the idling time limit. Idling time limits shall be noted in construction specifications. Subject to all other idling restrictions, heavy construction equipment shall not be left in the "on position" for more than 10 hours per day.</li> <li>▪ <b>Construction Haul Truck Requirements.</b> All haul trucks entering the Project construction site during the grading and building</li> </ul>				



Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>construction phases shall meet California Air Resources Board model year 2014 engine emission standards. All heavy-duty haul trucks should also meet CARB’s lowest optional low oxides of nitrogen (NO<sub>x</sub>) standard.</p> <ul style="list-style-type: none"> <li>▪ <b>Dust Control Measures.</b> The Project will be in compliance with all applicable Rules and Regulations of the Mojave Desert Air Quality Management District (MDAQMD), including, but not limited to Rules 401 (Visible Emissions), 402 (Nuisance), and 403 (Fugitive Dust). To ensure compliance with these Rules and Regulations, the Project Applicant or successor in interest shall prepare and submit a Dust Control Plan to the MDAQMD for approval. The Dust Control Plan shall document the best management practices (BMPs) that will be implemented during Project construction to prevent, to the maximum extent practicable, wind and soil erosion. BMPs that will be included in the Dust Control Plan shall include, but are not limited to, covering soil stockpiles when not in use and watering soils during earth-moving activities. On days when the hourly average wind speed for north Apple Valley exceeds 20 miles per hour, additional dust control measures shall be implemented, such as increased surface watering. Grading and excavation shall be prohibited when sustained wind speed exceeds 30 miles per hour.</li> </ul> <p>In addition, the Project applicant or its designee shall provide to all Project construction employees the fact sheet entitled “Preventing Work-Related Coccidioidomycosis (Valley Fever)” by the California Department of Public Health and ensure all employees are aware of the potential risks the site poses. The Project applicant or its designee shall inform all Project construction employees of all occupational responsibilities and requirements contained in these measures to reduce potential exposure to <i>Coccidioides</i> spores.</p> <p>The training shall include all the following topics:</p> <ul style="list-style-type: none"> <li>a. What Valley Fever is and how it is contracted.</li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>b. High-risk areas and types of work and environmental conditions during which the risk of contracting Valley Fever is highest.</p> <p>c. Personal risk factors that may create a higher risk for some individuals.</p> <p>d. Personal and environmental exposure prevention methods.</p> <p>e. Importance of early detection, diagnosis, and treatment.</p> <p>f. Recognizing common signs and symptoms of Valley Fever.</p> <p>g. Importance of reporting symptoms to the employer and seeking medical attention.</p> <p>h. Common treatment and prognosis for Valley Fever.</p> <p>Furthermore, the Project shall implement the following actions related to Valley Fever:</p> <ul style="list-style-type: none"> <li>- An Injury Prevention Program, which shall include measures to prevent exposure to Valley Fever spores and the worker awareness training described in Labor Code Section 6709 (c) and (d).</li> <li>- National Institute for Occupational Safety and Health (NIOSH)-approved respirators for workers with a history of Valley Fever.</li> <li>- Half-face respirators equipped with a minimum N-95 protection factor for workers engaged in or working near soil disturbance activities.</li> <li>- The Applicant shall prevent transport of cocci outside the Project area during Project construction by (a) thoroughly cleaning vehicles and equipment before they are moved off-site to other work locations; (b) providing workers with coveralls, lockers or other daily changing facilities to keep work and street clothing and shoes separate; and (d) post warnings of potential Valley Fever exposure onsite and consider limiting access to visitors, especially those without adequate training and respiratory protection.</li> <li>- The Applicant shall provide prompt access to medical care to construction workers who have symptoms of Valley Fever.</li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>▪ <b>Construction Waste Recycling and Management.</b> Consistent with Section 5.408.1 of the California Green Building Standards Code Part 11, a minimum of 65% of the nonhazardous construction and demolition waste shall be recycled and/or salvage for reuse.</li> <li>▪ <b>Architectural Coating Requirements.</b> Architectural and industrial maintenance coatings (e.g., paints) applied on the Project site shall have volatile organic compound levels of less than 10 grams per liter (g/L).</li> <li>▪ <b>Construction Charging Area.</b> An area in the construction site shall be designated where electric-powered construction vehicles and equipment can charge.</li> <li>▪ <b>Construction Employee Meal Options.</b> Meal options onsite or shuttles between the facility and nearby meal destinations shall be provided for construction employees.</li> <li>▪ <b>Construction Logs.</b> The Project’s construction manager shall maintain on the construction site construction logs detailing the following:               <ul style="list-style-type: none"> <li>- An inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications</li> <li>- Verification that construction equipment operators have been advised of idling time limits and photographic evidence that signage with idling time limits have been posted around the construction site</li> <li>- Evidence that construction contractors have been provided with transit and ridesharing information for construction workers</li> </ul> </li> <li>▪ Construction logs shall be made available in the event that local, regional, or state officials (e.g., officials from the Town of Apple Valley, Mojave Desert Air Quality Management District, or California Air Resources Board) conduct an inspection at the Project site.</li> </ul> <p><b>PDF-AQ-2 Site Design</b></p>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> <li>▪ <b>Sustainable Design/LEED Measures.</b> The Project shall be designed so that it is able to achieve Leadership in Energy and Environmental Design (LEED) certification at the time of building permit application. Documentation shall be provided to the Town of Apple Valley demonstrating that the Project meets this requirement prior to the issuance of building permits.</li> <li>▪ <b>Design of Ingress/Egress Points.</b> Entry gates into the loading dock/truck court areas shall be sufficiently positioned to ensure that all truck and other vehicles are contained on site and inside the property line. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to the Project shall be strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the Project site. Signs shall be posted at every truck exit driveway providing directional information for the truck route.</li> <li>▪ <b>Measures to Reduce the Urban Heat Island Effect.</b> The following measures shall be implemented to reduce the urban heat island effect: <ul style="list-style-type: none"> <li>- The Project’s roof structures shall be designed to include “cool roof” materials with a minimum aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of the California Green Building Standards (CALGreen), Table A5.106.11.2.3 for Tier 1 standards.</li> <li>- Sufficient shade trees shall be provided throughout the Project site so that at least 30% of the automobile parking areas will be shaded within 15 years after Project construction is complete (excluding the truck courts where trees cannot be planted due to interference with truck maneuvering).</li> </ul> </li> </ul> <p><b>PDF-AQ-3 Operation</b></p> <ul style="list-style-type: none"> <li>▪ <b>Truck Routing Plan.</b> The Project Applicant or successor in interest shall establish and submit for approval to the Town of Apple Valley a Truck Routing Plan that provides for routes</li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>between the Project site and the State Highway System. The Truck Routing Plan shall include measures, such as signage, pavement markings, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The Truck Routing Plan shall make every effort to avoid passing sensitive receptors, to the greatest extent possible, unless otherwise superseded by an applicable truck routing ordinance adopted by the Town of Apple Valley. The tenant/operator of the Project shall be responsible for enforcement of the Truck Routing Plan. A revised plan shall be submitted to the Town of Apple Valley prior to a business license being issued by the Town of Apple Valley for any new tenant/operator of the Project site. The revised plan shall expand upon the original Truck Routing Plan and describe the operational characteristics of the use of the tenant/operator, including, but not limited to, hours of operations, types of items to be stored within the building, and whether any modifications to the Project's designated truck routes are necessary. The Town of Apple Valley shall have discretion to determine if changes to the Truck Routing Plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the Project. Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.</p> <ul style="list-style-type: none"> <li>▪ <b>Yard Sweeping to Reduce Fugitive Dust.</b> The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility: <ul style="list-style-type: none"> <li>- Yard and parking area sweeping shall be periodically conducted to minimize dust generation from the Project site. The building manager or their designee shall be responsible for enforcing this requirement.</li> </ul> </li> <li>▪ <b>Restriction on Cold and/or Refrigerated Space.</b> Operations involving cold or refrigerated storage shall be prohibited unless</li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>additional environmental review, including a Health Risk Assessment, is conducted and certified pursuant to the California Environmental Quality Act.</p> <ul style="list-style-type: none"> <li>▪ <b>Solar-Powered Water Heaters.</b> Solar-powered water heaters shall be installed on the Project site.</li> <li>▪ <b>Timed Lighting.</b> A timer system for lighting to ensure that lights shall be switched off during times of non-operation shall be installed on the Project site.</li> <li>▪ <b>Provision of Information Regarding Programs to Reduce Emissions from Trucks.</b> Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the Town of Apple Valley demonstrating that occupants/tenants of the Project site have been provided informational documentation regarding:                             <ul style="list-style-type: none"> <li>- Funding opportunities that provide incentives for using cleaner-than-required engines and equipment, such as the Carl Moyer Program and Voucher Incentive Program</li> <li>- The U.S. Environmental Protection Agency (EPA) SmartWay Program, which assists freight shippers, carriers, logistics companies, and other stakeholder partners with the U.S. EPA, to measure, benchmark, and improve logistics operations and reduce air pollutant emissions from the transport of cargo.</li> </ul> </li> </ul>				
<b>Biological Resources</b>				
<p><b>MM-BIO-1.</b> Conservation of Western Joshua Tree Lands. Mitigation for direct impacts to 3 western Joshua trees will be fulfilled through a payment of the elected fees as described in Section 1927.3 (d) of The Western Joshua Tree Conservation Act. In conformance with the fee schedule, mitigation will consist of payment of \$1,000 for each western Joshua tree 5 meters or greater in height, and \$200 for each western Joshua tree 1 meter or greater but less than 5 meters in height, and \$150 for each western Joshua tree less than 1 meter in height. Alternatively, mitigation will occur through off-site conservation or through a CDFW approved mitigation bank, or as required by an Incidental Take Permit, if received. The project will comply with Section 1927.3 of The Western Joshua Tree</p>	<p>Prior to issuance of grading permits</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>Conservation Act, regardless of transplantation required by the Town of Apple Valley.</p>				
<p><b>MM-BIO-2. Relocation of Desert Native Plants.</b> Prior to the issuance of grading permits, the Project applicant shall submit an application and applicable fee paid to the Town of Apple Valley for removal or relocation of protected native desert plants under Town of Apple Valley Municipal Code Chapter 9.76, as required, and shall schedule a pre-construction site inspection with the appropriate authority. In addition, a plot plan shall be approved by the appropriate Town of Apple Valley Review Authority (County Certified Plant Expert, Planning Commission, or Town Council) indicating exactly which trees or plants are authorized to be removed.</p> <p>The application shall include certification from a qualified western Joshua tree and native desert plant expert(s) to determine that proposed removal or relocation of protected native desert plants are appropriate, supportive of a healthy environment, and in compliance with the Town of Apple Valley Municipal Code. Protected plants subject to Town of Apple Valley Municipal Code Chapter 9.76 may be relocated on site or within an area designated for the species.</p> <p>The application shall include a detailed plan for removal of all protected plants on the Project site. The plan shall be prepared by a qualified western Joshua tree and native desert plant expert(s). The plan shall include the following measures:</p> <ul style="list-style-type: none"> <li>▪ Salvaged plants shall be transplanted expeditiously to either their final on-site location, or to an approved off-site area. If the plants cannot be expeditiously taken to their permanent relocation area at the time of excavation, they may be transplanted in a temporary area (stockpiled) prior to being moved to their permanent relocation site(s).</li> <li>▪ Western Joshua trees shall be marked on their north facing side prior to excavation. Transplanted western Joshua trees shall be planted in the same orientation as they currently occur on the</li> </ul>	<p>Prior to issuance of grading permits and during ground clearing activities</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>Project site, with the marking on the north side of the trees facing north at the relocation site(s).</p> <ul style="list-style-type: none"> <li>Transplanted plants shall be watered prior to and at the time of transplantation. The schedule of watering shall be determined by the qualified tree expert and desert native plant expert(s) to maintain plant health. Watering of the transplanted plants shall continue under the guidance of qualified tree expert and desert native plant expert(s) until it has been determined that the transplants have become established in the permanent relocation site(s) and no longer require supplemental watering.</li> </ul>				
<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	Town of Apple Valley		
<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 written observation and inspection records that summarize oversight activities and compliance inspections and monitoring activities required by the Incidental Take Permit shall be prepared.</p>	During construction	Town of Apple Valley		
<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 tree, burrowing owl, and loggerhead shrike; and other biological resources mitigation measures described in the CEQA document. Interpretation for non-English-speaking workers will be provided, and the same instruction shall be provided to any new workers before they are authorized to</p>	During construction	Town of Apple Valley		



Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
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.				
<b>MM-BIO-6: Construction Monitoring Notebook.</b> The Designated Biologist shall maintain a construction-monitoring notebook on site throughout the construction period, which 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.	During construction	Town of Apple Valley		
<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, consistent with the grading plan, within which the impacts will take place with fencing, stakes, or flags. All impacts within the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area.	Prior to commencement of ground disturbing activities	Town of Apple Valley		
<b>MM-BIO-8: Hazardous Waste.</b> The 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	Town of Apple Valley		
<b>MM-BIO-9: Herbicides.</b> The 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 Applicant 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	Town of Apple Valley		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p><b>MM-BIO-10. Pre-construction Clearance Surveys for Mojave Desert Tortoise and Avoidance.</b> Two consecutive pre-construction clearance survey in accordance with current U.S. Fish and Wildlife Service (USFWS) protocol shall be conducted to reevaluate locations of potential Mojave desert tortoise burrows within the Project limits so take of Mojave desert tortoise can be avoided. The first pre-construction clearance survey shall be conducted in areas supporting potentially suitable habitat 14 to 21 days prior to the start of construction activities, and a second survey shall be repeated within 72 hours prior to the start of construction activities; or alternatively, pre-construction clearance surveys may be conducted at any time following construction of a desert tortoise-proof fence encompassing the Project site that would ensure that tortoises cannot enter the Project after clearance surveys are completed. If no Mojave desert tortoises are found during the surveys, no further mitigation would be required; however, desert tortoise-proof fence encompassing the Project site shall remain in place until Project construction is completed and shall be monitored by a qualified biologist in compliance with current USFWS protocol.</p> <p>Should Mojave desert tortoise be located during the clearance survey, all methods used for handling desert tortoises during the clearance surveys must be in accordance with the USFWS Desert Tortoise Field Manual or Project-specific guidance contained in a biological opinion or Incidental Take Permit. No take of Mojave desert tortoise shall occur without authorization in the form of an Incidental Take Permit pursuant to California Fish and Game Code Section 2081 and a biological opinion or Habitat Conservation Plan. The Project applicant shall adhere to measures and conditions set forth within the Incidental Take Permit. Anyone who handles desert tortoises during clearance activities must have the appropriate authorizations from USFWS. The area cleared and number of Mojave desert tortoises found within that area shall be reported to the local USFWS and appropriate state wildlife agency. Notification shall be</p>	<p><u>First survey</u> No more than 14 to 21 days before initiation of site preparation or grading activities.</p> <p><u>Second Survey</u> Within 72 hours of the start of site preparation or grading activities.</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>made in accordance with the conditions of the biological opinion or Incidental Take Permit.</p> <p>Should Mojave desert tortoise be located during the clearance survey, the Project would result in the loss of 75.1 acres of suitable habitat for Mojave desert tortoise. Mitigation for direct impacts to 75.1 acres shall be fulfilled through conservation of suitable Mojave desert tortoise 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 75.1 acres or as otherwise determined through coordination with the USFWS and/or California Department of Fish and Wildlife.</p>				
<p><b>MM-BIO-11: Restoration of Temporary Impacts.</b> Site construction areas subjected to temporary ground disturbance from the off-site utility improvement areas (e.g., trenching for installation of associated off-site utilities including sewer and gas), 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 replaced, and the native seed will be allowed to regenerate naturally. This measure does not apply to situations that are urban/developed that are temporarily impacted and will be returned to an urban/developed land use.</p>	<p>Post construction</p>	<p>Town of Apple Valley</p>		
<p><b>MM-BIO-12: 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 and off-site improvement areas shall be resurveyed. Surveys for burrowing owl shall be conducted in accordance with protocols established in</p>	<p><u>First survey</u> No more than 14 days before initiation of site preparation or grading activities.</p> <p><u>Second Survey</u> Within 24 hours of the start of site preparation or grading activities.</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>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 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 approved by CDFW 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 48 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.</p> <p>Should burrowing owl be located during the clearance survey, the Project would result in the loss of 75.1 acres of suitable habitat for burrowing owl. Mitigation for direct impacts to 75.1 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</p>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>replacement of equal or better functions and values to those impacted by the Project, for a total of 75.1 acres.</p>				
<p><b>MM-BIO-13: Pre-construction Nesting Bird Surveys and Avoidance.</b> Special-status bird species that were observed within the Project include burrowing owl and LeConte’s thrasher, and two additional special-status bird species have a moderate to high potential to occur: Bendire’s thrasher and loggerhead shrike. The Project also contains trees, shrubs, and other vegetation that provide opportunities for other non-sensitive birds and raptors to nest on site. 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 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>If ground disturbing activities commence between February 1 through August 31, within 72 hours prior to the start of ground disturbing activities.</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p><b>MM-BIO-14. Pre-construction Survey for American Badger and Avoidance.</b> A pre-construction survey for American badger shall be conducted within 10 days before initiation of site preparation or grading activities to determine the presence/absence of American badger. If discovered during the survey, an American badger mitigation and monitoring plan shall be developed. The mitigation and monitoring plan shall include avoidance and minimization measures to reduce potential impacts, as well as compensatory mitigation to offset direct or indirect impacts. The plan shall be developed in consultation with the California Department of Fish and Wildlife. At a minimum, the plan shall do the following:</p> <ul style="list-style-type: none"> <li>▪ Identify pre-construction survey methods for American badger</li> <li>▪ Describe feasible pre-construction and construction-phase avoidance methods</li> <li>▪ Describe pre-construction and construction-phase relocation methods, including the possibility for passive relocation</li> <li>▪ For burrows that will not be impacted by the Project, identify an appropriate construction exclusion zone for both active and natal burrows</li> </ul>	<p>Within 10 days before initiation of site preparation or grading activities.</p>	<p>Town of Apple Valley</p>		
<p><b>MM-BIO-15. Pre-construction Survey for Desert Kit Fox and Avoidance.</b> A pre-construction survey for desert kit fox shall be conducted within 10 days before initiation of site preparation or grading activities to determine the presence/absence of desert kit fox.</p> <p>If desert kit fox is detected, the desert kit fox relocation and mitigation plan shall be implemented. As required by the desert kit fox relocation and mitigation plan, if an active non-natal desert kit fox den is detected, a 200-foot no disturbance buffer shall be established around the active den, unless otherwise authorized by the California Department of Fish and Wildlife (CDFW). Where required buffering will not be feasible, passive relocation, as outlined in the desert kit fox relocation and mitigation plan, shall be allowed with concurrence from the County of San Bernardino, CDFW, and U.S. Fish and Wildlife Service. If an active natal desert kit fox</p>	<p>Within 10 days before initiation of site preparation or grading activities.</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>den is detected, an initial 200-foot no disturbance buffer shall be established around the natal den, and this buffer shall be maintained until the den can be verified to not host pups. Construction activities shall not be permitted in this area until the den has been vacated. Once the den is vacated, and if in danger by construction, it can be collapsed, if deemed necessary by a qualified biologist.</p> <p>A report to evaluate the success of the relocation efforts and any subsequent re-occupation, if applicable, shall be provided (including a comprehensive summary, tables, maps, and other necessary materials) at the end of the construction period. Data shall be readily available to the CDFW upon request. If an injured, sick, or dead desert kit fox is detected on any area associated with the Project, the designated CDFW personnel at both the Ontario office and the Wildlife Investigation Lab shall be notified as described within the desert kit fox relocation and mitigation plan.</p>				
<p><b>MM-BIO-16. Trash and Debris.</b> The following avoidance and minimization measures shall be implemented during Project construction:</p> <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>	During Construction	Town of Apple Valley		
<p><b>MM-BIO-17. 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,</p>	Post Construction	Town of Apple Valley		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
the Project applicant shall continually remove invasive plant species on site by hand or mechanical methods, as feasible.				
<b>MM-BIO-18. 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.	During Construction	Town of Apple Valley		
<p><b>MM-BIO-19. Aquatic Resources Mitigation.</b> The Project site supports aquatic resources that are considered jurisdictional under the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW). Prior to construction activity, the applicant shall coordinate with the Lahontan RWQCB (Region 6) to ensure conformance with the requirements of the Porter–Cologne Water Quality Control Act (waste discharge requirement). Prior to activity within CDFW jurisdictional streambed or associated riparian habitat, the applicant shall coordinate with CDFW (Inland Deserts Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.</p> <p>The Project shall mitigate to ensure no-net-loss of waters at a minimum of 1:1 with purchase of credits (0.58 acres RWQCB/CDFW; specifically, 0.464 acres of on-site permanent impacts, 0.083 acres of permanent impacts within off-site improvement areas, and 0.033 acres of temporary impacts within off-site improvement areas) for impacts to aquatic resources as part of an overall strategy to ensure no net loss. Mitigation shall be completed through use of a mitigation bank (e.g., West Mojave Mitigation Bank) or other applicant-sponsored mitigation. Final mitigation ratios and credits shall be determined in consultation with RWQCB and/or CDFW based on agency evaluation of current resource functions and values and through each agency’s respective permitting process. Additionally, the 0.033 acres of temporary impacts within the off-site improvement areas shall be recontoured to pre-Project contours, and a native seed mix shall be applied. Should applicant-sponsored mitigation be implemented, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared in accordance with State Water</p>	Prior to and during construction	Town of Apple Valley		



Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>Resources Control Board guidelines and approved by the agencies in accordance with the proposed program permits. The HMMP shall include a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant-sponsored mitigation shall be conserved and managed in perpetuity.</p> <p>Best management practices shall be implemented to avoid any indirect impacts on jurisdictional waters, including the following:</p> <ul style="list-style-type: none"> <li>▪ Vehicles and equipment shall not be operated in ponded or flowing water except as described in permits.</li> <li>▪ Water containing mud, silt, or other pollutants from grading or other activities shall not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows.</li> <li>▪ Spoil sites shall not be located within 30 feet from the boundaries of jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into drainages.</li> <li>▪ 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-related activities shall be prevented from contaminating the soil and/or entering avoided jurisdictional waters.</li> <li>▪ No equipment maintenance shall be performed within 100 feet of jurisdictional waters, including wetlands and riparian areas, where petroleum products or other pollutants from the equipment may enter these areas. Fueling of equipment shall not occur on the Project site.</li> </ul>				

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<b>Cultural and Tribal Cultural Resources</b>				
<p><b>MM-CUL-1. Cultural Resource Monitoring and Inadvertent Discovery Plan.</b> Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Archaeologist, meeting the Secretary of the Interior’s Standards, and with experience in California prehistoric and historic resources (including experience within San Bernardino County preferred), to compose a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan). The purpose of the Plan is to outline cultural monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources in accordance with CEQA throughout the duration of the Project. Existence and importance of adherence to this Plan should be stated on all Project site plans intended for use by those conducting the ground disturbing activities.</p>	<p>Prior to commencement of ground disturbing activities</p>	<p>Town of Apple Valley</p>		
<p><b>MM-CUL-2. Workers Environmental Awareness Program (WEAP) Training.</b> All construction personnel and monitors who are not trained archaeologists shall 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. 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>Prior to commencement of ground disturbing activities</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p><b>MM-CUL-2. On-Call Archaeological Construction Monitoring.</b> In consideration of the general sensitivity of the Project site for cultural resources, a qualified archaeologist shall be retained to conduct spot monitoring as well as on-call response in the case of an inadvertent discovery of archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, shall 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 archaeologist shall be responsible for maintaining monitoring logs. Following the completion of construction, the qualified archaeologist shall provide an archaeological monitoring report to the lead agency and the South-Central Coastal Information Center with the results of the archaeological monitoring program.</p>	<p>During grading phases</p>	<p>Town of Apple Valley</p>		
<p><b>MM-CUL-3. On-Call and Periodic Archaeological Construction Monitoring.</b> In consideration of the general sensitivity of the proposed Project site for cultural resources, a qualified archaeologist shall be retained to conduct periodic spot monitoring as well as on call response in the case of an inadvertent discovery of archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, 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 archaeologist should be responsible for maintaining monitoring logs. 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 construction</p>	<p>Town of Apple Valley</p>		
<p><b>MM-CUL-4. 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 shall immediately stop until a qualified archaeologist, meeting the</p>	<p>During construction</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>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><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</p>	<p>Town of Apple Valley</p>		
<p><b>Greenhouse Gas Emissions</b></p>				
<p><b>MM-GHG-1.</b> The Project shall require tenants to subscribe to the Apple Valley Choice Energy 100% Renewable Energy Plan, which is 100% renewable and 100% carbon-free, for the duration of occupancy. At each lease or change of building ownership, the new lessee or owner shall also be automatically enrolled in the Apple Valley Choice Energy 100% Renewable Energy Plan, which shall be verified by the Town prior to issuance of each Certificate of Occupancy. Proof of election of the 100% renewable service option shall be provided to the Town upon request, which requirement shall be contained in all tenant lease agreements.</p>	<p>Prior to occupancy</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<b>Geological (Paleontological Resources)</b>				
<p><b>MM-GEO-1.</b> Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist per the SVP (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the Project. The PRIMP shall be 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 site 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. Salvaged fossils deemed to be significant shall be donated to an accredited repository with retrievable storage such as the San Bernardino County Museum, Natural History Museum of Los Angeles County, or the Western Science Center. Costs for preparing the fossils for accessioning into the accredited repository and any associated curation fees shall be paid by the Project proponent.</p>	<p>Prior to commencement of ground disturbing activities</p>	<p>Town of Apple Valley</p>		

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<b>Transportation</b>				
<p><b>MM-TRANS-1.</b> The Project shall implement the following measures in order to reduce operational air pollutant emissions to the extent feasible:</p> <ul style="list-style-type: none"> <li>▪ Transportation Demand Management Plan. For occupants with more than 250 employees, a Transportation Demand Management Program to reduce employee commute vehicle emissions shall be established, subject to review and approval by the Town of Apple Valley prior to issuance of each future Certificate of Occupancy. The Transportation Demand Management Plan shall apply to Project tenants through tenant leases. The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking, depending on future availability of pedestrian and bicycle facilities and transit stops within the Project vicinity and the employee scheduling needs of occupant. Examples of trip reduction measures may include, but are not limited to:               <ul style="list-style-type: none"> <li>- Transit passes</li> <li>- Car-sharing programs</li> <li>- Telecommuting and alternative work schedules</li> <li>- Ride sharing programs</li> <li>- Employer sponsored vanpool</li> <li>- Financial incentives to workers for use of alternate transportation</li> <li>- End-of-trip bike facilities</li> </ul> </li> </ul>	Prior to occupancy	Town of Apple Valley		