

4 Mitigation Monitoring and Reporting Program

California Public Resources Code (PRC) 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 PRC and Section 15097 of the CEQA Guidelines (14 CCR 15000–15387 and Appendices A–L), and includes the following information:

- List of mitigation measures and Project Design Features
- Timing for implementation of the mitigation measures
- Party responsible for implementing or monitoring the mitigation measures
- 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.

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
Mitigation Measures				
Biological Resources				
<p>MM BIO-1: Conservation of Western Joshua Trees. Mitigation for direct impacts to 11 western Joshua trees one meter or greater but less than five meters in height, and 3 trees less than one meter in height shall be fulfilled through a payment of the elected fees as described in Section 1927.3 of The Western Joshua Tree Conservation Act. In conformance with the fee schedule, the Project Applicant shall pay \$1,000 for each western Joshua tree five meters or greater in height, and \$200 for each western Joshua tree less than five meters in height. Fees collected will be deposited into the Western Joshua Tree Conservation Fund for appropriation to the California Department of Fish and Wildlife.</p>	<p>Prior to issuance of grading permits</p>	<p>Town of Apple Valley</p>		
<p>MM BIO-2: Conservation of Desert Native Plants. Pursuant to Town of Apple Valley Municipal Code Chapter 9.76, prior to the grading permit, the Project Applicant shall submit an application to the Town for removal or relocation of protected native desert plants protected under the Town’s 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. The</p>	<p>Prior to issuance of grading permits and during site disturbance/grading</p>	<p>Town of Apple Valley (County Certified Plant Expert, Planning Commission, or Town Council)</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>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"> ▪ 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). ▪ 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 Project site, with the marking on the north side of the trees facing north at the relocation site(s). ▪ 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 a 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. 				
<p>MM BIO-3: Designated Biologist Authority. In accordance with Section 1927.3 of The Western Joshua Tree Conservation Act obtained for the take of western Joshua tree a designated biologist retained by the Project Applicant or construction contractor shall be on site during all site disturbing activities and shall have authority to immediately stop any activity that does not comply with the biological resource mitigation measures (included in this EIR) and/or to order any reasonable measure to avoid the unauthorized take of an individual western Joshua tree.</p>	<p>During site disturbance/grading/construction</p>	<p>Town of Apple Valley/Biologist</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>MM BIO-4: Compliance Monitoring. During site-disturbing activities a designated biologist retained by the Project Applicant or construction contractor shall be on site daily and 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 these areas remain protected during site disturbing activities (see MM BIO-3). Additionally, the designated biologist shall take actions to limit potential increases in invasive common ravens as a result of construction activities. These actions shall include removing inactive nests of common ravens when possible, properly disposing of wildlife carcasses, including roadkill struck during construction, and reporting common raven nesting and any evidence of predation of desert tortoises to the California Department of Fish and Wildlife. Weekly written observation and inspection records that summarize oversight activities and compliance inspections and monitoring activities required by the Incidental Take Permit, if required, shall be prepared by the designated biologist and provided to the California Department of Fish and Wildlife.</p>	<p>During site disturbance/grading/ construction</p>	<p>Town of Apple Valley/ construction contractor</p>		
<p>MM BIO-5: Education Program. An education program (Worker Environmental Awareness Program [WEAP]) for all persons employed or otherwise working in the Project area shall be administered before any ground disturbing activities. The WEAP shall consist of a presentation from a designated biologist retained by the Project Applicant or construction contractor that includes a discussion of the biology and status of protected or special-status plant and animal species including: western Joshua trees, Mohave desert tortoise, burrowing owls, LeConte’s thrasher, Bendire’s thrasher, loggerhead shrike, American badger, and desert kit fox. Additionally, the WEAP shall contain information regarding the negative ecological impacts of common ravens, and best practices to reduce the attractiveness of the proposed project and activities to common ravens. This shall</p>	<p>Prior to site disturbance/grading</p>	<p>Town of Apple Valley</p>		

Mitigation Monitoring and Reporting Program

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<p>include the importance of reducing food and water subsidies, as well as the requirement for the project to secure trash during operations of the warehouse facilities. Interpretation for non-English-speaking workers shall be provided, and the same instructions shall be provided to all new workers before they are authorized to perform work in the Project area. Upon completion of the WEAP, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees who shall be conducting work in the Project area.</p>				
<p>MM BIO-6: Construction Monitoring Notebook. The designated biologist (see MM BIO-3) shall maintain a construction monitoring notebook on site throughout the construction period that shall include a copy of the biological resources mitigation measures with attachments and a list of signatures of all personnel who have successfully completed the WEAP education program. The Project contractor shall ensure that a copy of the construction monitoring notebook is available for review at the Project site upon request by Town staff, the California Department of Fish and Wildlife, or any agency with jurisdiction.</p>	<p>During site disturbance/grading/construction</p>	<p>Town of Apple Valley/Biologist</p>		
<p>MM BIO-7: Delineation of Property Boundaries. Prior to commencing ground disturbing activities, the Project contractor shall, in consultation with the designated biologist, clearly delineate the boundaries around the entire Project footprint with fencing, stakes, or flags, consistent with the grading plan. All fencing, stakes, and flags shall be maintained until the completion of site disturbing activities in that area.</p>	<p>Prior to construction or any ground disturbance</p>	<p>Town of Apple Valley/Biologist</p>		
<p>MM BIO-8: Mitigation for Indirect Impacts. The following measures shall be required to avoid/minimize potential indirect impacts to biological resources, including aquatic resources and special-status plant and animal species that may occur <u>inside and outside</u> of the Project boundary.</p>	<p>During site disturbance/grading/construction</p>	<p>Town of Apple Valley/ construction contractor</p>		

Mitigation Monitoring and Reporting Program

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<ul style="list-style-type: none"> ▪ Invasive, non-native plant species listed on the California Invasive Plant Council’s Inventory of Invasive Plants (https://www.cal-ipc.org/plants/inventory/) shall not be incorporated in the landscape plans for the Project for areas within 100 feet of undeveloped areas. ▪ Fully covered trash receptacles that are animal-proof shall be installed and used by construction personnel 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. ▪ Construction work areas shall be kept clean of debris, such as trash and construction materials. All construction/contractor personnel shall collect all litter and food waste from the Project site on a daily basis and dispose of such materials in covered trash receptacles. Vehicle fluids and other hazardous waste shall be disposed of in compliance with all applicable federal, state, and local agencies and regulations as described in Section 4.7, Hazards and Hazardous Materials, of this EIR. ▪ The amount of standing water on site shall be reduced as much as possible to limit water subsidies for invasive common ravens. Water application for dust suppression in accordance with the Mojave Desert Air Quality Management District’s Rules 401 and 403.2 shall ensure a minimal amount of water is used to prevent standing water. Additionally, faucets for water sources used during construction activities shall be secured to prevent leaks. ▪ The Project Applicant shall consult with a qualified biologist prior to approval of final building permits to ensure that structures are designed in a manner than reduces the opportunities for nesting and perching by common ravens and/or anti-perching and anti-nesting devices are installed on structures. 				

Mitigation Monitoring and Reporting Program

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<p>MM BIO-9: Pre-Construction Burrowing Owl Survey. A qualified biologist retained by the Project Applicant or construction contractor shall conduct two pre-construction presence/absence surveys for burrowing owls, one no less than 14 days prior to site disturbance, and one within 24 hours of site ground-disturbing activities (e.g., disking, vegetation clearing, clearing and grubbing, equipment staging, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. Surveys for burrowing owl shall be conducted in accordance with protocols established in the California Department of Fish and Wildlife’s (CDFW’s) 2012 (or most recent version) Staff Report on Burrowing Owl Mitigation. If burrowing owls are not detected during the pre-construction take avoidance surveys, then no additional action is required.</p> <p>If burrowing owls are detected, a Burrowing Owl Relocation and Protection Plan shall be prepared and implemented for the Project. The Burrowing Owl Relocation Plan shall require that disturbance to burrows 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 by a qualified biologist approved to conduct relocation. 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 in place at least 72 hours prior to ground-disturbing activities. The Project site shall be monitored daily for 1 week to confirm owl</p>	<p>First survey No more than 14 days prior to site disturbance/grading</p> <p>Second Survey Within 24 hours of site disturbance/grading</p> <p>Outside of the nesting season, prior to site disturbance/grading species to be relocated and site monitored daily or 1 week</p>	<p>Town of Apple Valley/Biologist</p>		

Mitigation Monitoring and Reporting Program

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<p>departure from burrows prior to any ground-disturbing activities. Compensatory mitigation for permanent loss of owl habitat, if the site is occupied by burrowing owl, shall be provided following the guidance in CDFW’s Staff Report on Burrowing Owl Mitigation.</p> <p>Where possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into the tunnels during excavation to maintain an escape route for any wildlife inside the burrow. An endoscope (fiber optic camera) should also be used to scope the burrow in front of the excavation. Occupied burrows that are excavated need to be replaced at a 2:1 ratio if there are already suitable burrows present nearby.</p> <p>Should burrowing owl be located during the pre-construction survey, mitigation for direct impacts to 198.4 acres shall be fulfilled through conservation of suitable burrowing owl habitat through the purchase of credits at a minimum of 1:1 in-kind habitat replacement of equal or better functions and values to those impacted by the Project, for a total of 198.4 acres.</p>				
<p>MM BIO-10: Pre-Disturbance Desert Tortoise Clearance Survey. A qualified biologist retained by the Project Applicant or construction contractor shall conduct pre-disturbance desert tortoise clearance surveys within three days of site ground-disturbing activities (e.g., disking, vegetation clearing, clearing and grubbing, equipment staging, etc.) in accordance with current U.S. Fish and Wildlife Service (USFWS) protocol to reevaluate locations of potential Mojave desert tortoise burrows within the Project limits so take of Mojave desert tortoise can be avoided. If no Mojave desert tortoises are found during the pre-disturbance desert tortoise clearance survey, then no additional action or mitigation is required.</p> <p>Should Mojave desert tortoise be located during the clearance survey, USFWS shall be contacted and all work shall cease until</p>	<p>Within 3 days prior to site disturbance/grading and ongoing during construction (if species are present)</p>	<p>Town of Apple Valley/Biologist</p>		

Mitigation Monitoring and Reporting Program

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<p>further direction from the USFWS is provided. 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 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 198.4 acres of suitable habitat for Mojave desert tortoise. Mitigation for direct impacts to 198.4 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 198.4 acres or as otherwise determined through coordination with the USFWS and/or California Department of Fish and Wildlife.</p>				
<p>MM BIO-11: Pre-Construction Nesting Bird Survey. If possible, vegetation clearing shall be conducted outside of the nesting season, which is generally identified as February 1 through August 31. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a pre-construction nesting bird survey within seven days prior to any disturbance of the site, including disking, vegetation clearing, clearing and grubbing,</p>	<p>Within 7 days prior to site disturbance/grading</p>	<p>Town of Apple Valley/Biologist</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>equipment staging, etc. If active nests are identified during the pre-construction nesting bird survey, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Suitable buffers 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).</p>				
<p>MM BIO-12: Pre-Disturbance American Badger and Desert Kit Fox Clearance Survey. A qualified biologist shall conduct pre-disturbance clearance surveys for the American badger and/or desert kit fox within seven days of ground-disturbing activities (e.g., diking, vegetation clearing, clearing and grubbing, equipment staging, etc.). If the American badger and/or desert kit fox are not detected during the pre-disturbance clearance survey, then no additional action or mitigation is required. If the American badger and/or desert kit fox are detected on site in an active den, then the Project Applicant shall be required to contact CDFW prior to conducting any Project-associated ground-disturbing activities and prepare and implement a relocation plan to avoid/minimize impacts to these species. An avoidance buffer of 300 feet shall be implemented around any active dens until the den is determined to have inactive burrows.</p>	<p>Within 7 days prior to site disturbance/grading</p>	<p>Town of Apple Valley/Biologist</p>		
<p>MM BIO-13: Jurisdictional Waters. 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 site disturbing activities, the Project 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 Project Applicant shall coordinate with CDFW</p>	<p>Prior to, during, and after construction/grading</p>	<p>Town of Apple Valley/Lahontan RWQCB/CDFW</p>		

Mitigation Monitoring and Reporting Program

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<p>(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 minimum 1:1 with purchase of credits (1.63 acres RWQCB jurisdiction and 1.63 acres CDFW jurisdiction) 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 (such as restoration, preservation or enhancement of on-site or off-site resources). 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.</p> <p>Should Applicant-sponsored mitigation be implemented, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared in accordance with State Water 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 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"> ▪ Vehicles and equipment shall not be operated in ponded or flowing water except as described in permits. ▪ 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. 				

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<ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ 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. 				
Cultural, Tribal Cultural, and Paleontological Resources				
<p>MM CUL-1: Workers Environmental Awareness Program (WEAP) and Cultural Resource Sensitivity Training. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant or contractor shall retain a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards. The archaeologist shall conduct a Workers Environmental Awareness Program (WEAP) and Cultural Resource Sensitivity Training for all construction personnel and monitors who are not trained archaeologists. In attendance shall be the consulting Tribe(s) Tribal Historic Preservation Officer, and/or designated Tribal Representative.</p> <p>The training session shall focus on the archaeological and tribal cultural resources that may be encountered during ground-</p>	<p>Prior to ground disturbance/grading</p>	<p>Town of Apple Valley/ Archaeologist</p>		

Mitigation Monitoring and Reporting Program

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<p>disturbing activities as well as the procedures to be followed in the event of an unanticipated discovery. A basic presentation shall be prepared and presented by the 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 shall 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 shall be stated on all construction plans.</p>				
<p>MM CUL-2: Archaeological and Native American Construction Monitoring. Prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards and enter into a Tribal Monitoring Agreement with the consulting Tribe(s) for the Project. The qualified archaeological and Tribal Monitor(s) shall be on site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.</p> <p>The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring, and shall oversee and adjust monitoring</p>	<p>Prior to grading permits and following the completion of construction if any resources are identified</p>	<p>Town of Apple Valley/ Archaeologist</p>		

Mitigation Monitoring and Reporting Program

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<p>efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring shall be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain 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 Coast Information Center with the results of the cultural monitoring program.</p>				
<p>MM CUL-3: Inadvertent Discovery of Archaeological Resources. In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 60 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. 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 will be necessary.</p>	<p>During construction/grading and following the completion of construction if any resources are identified</p>	<p>Town of Apple Valley/ Archaeologist</p>		

Mitigation Monitoring and Reporting Program

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<p>MM TCR-1: Cultural Resources Monitoring and Treatment Plan. Prior to any ground-disturbing activities the Project archaeologist shall develop a Cultural Resources Monitoring and Treatment Plan (Plan) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the Project site. This Plan shall be written in consultation with the consulting Tribe(s) and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the Project construction schedule.</p> <p>In the event that cultural resources are discovered during Project activities, all work shall follow protocols outlined under MM CUL-3 (Inadvertent Discovery of Archaeological Resources). Additionally, the consulting Tribe(s) shall be contacted regarding any pre-contact and/or historic-era resources of a Native American origin and be provided information after the qualified archaeologist, as defined within MM CUL-2 (Archaeological and Native American Construction Monitoring), makes his/her initial assessment of the nature of the discovery. Should the discovery be deemed significant, as defined by CEQA (as amended, 2015), and avoidance cannot be ensured, the Cultural Resources Monitoring and Treatment Plan, created by the qualified archaeologist in coordination with the consulting Tribe(s), shall be followed and all subsequent discoveries shall be subject to this Plan. This Plan shall allow for a monitor to be present representing the consulting Tribe(s) for the remainder of the Project, should the consulting Tribe(s) elect to place a monitor on site.</p>	<p>Prior to any ground disturbance/grading</p>	<p>Town of Apple Valley</p>		
<p>MM TCR-2: Consultation with Consulting Tribes. Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and lead agency for dissemination to consulting Tribe(s). The lead agency and/or applicant shall, in</p>	<p>Prior to and during ground disturbance/grading and ongoing through Project operation</p>	<p>Town of Apple Valley</p>		

Mitigation Monitoring and Reporting Program

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good faith, consult with the consulting Tribe(s) throughout the life of the Project.				
<p>MM TCR-3: Pre-Grade Meeting. The retained qualified archaeologist and consulting Tribe(s) representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan (in conjunction with the training held under MM CUL-1 (Workers Environmental Awareness Program [WEAP] and Cultural Resource Sensitivity Training).</p>	Prior to ground disturbance/grading	Town of Apple Valley/ Archaeologist		
<p>MM TCR-4: Inadvertent Discovery of Tribal Cultural Resources. In the event that previously unidentified tribal cultural resources are unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. This measure is in conjunction with mitigation measure MM CUL-3 (Inadvertent Discovery of Archaeological Resources).</p> <p>If a potentially significant tribal cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the lead agency and consulting Tribe(s) of said discovery. The qualified archaeologist, in consultation with the lead agency, the consulting Tribe(s), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the lead</p>	During grading/construction	Town of Apple Valley/ Archaeologist		

Mitigation Monitoring and Reporting Program

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<p>agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:</p> <p>A. Full avoidance.</p> <p>B. If avoidance is not feasible, Preservation in place.</p> <p>If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.</p> <p>C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).</p>				
<p>MM TCR-5: Inadvertent Discovery of Native American Human Remains. The following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe(s).</p> <p>A. Should human remains, cremations, and/or funerary objects be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an Environmentally Sensitive Area with a marked boundary. Project personnel/observers shall be restricted from entry into the Environmentally Sensitive Area. The County Coroner shall be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code Section 7050.5 and Public Resources Code (PRC) Section 5097.98.</p>	<p>During grading/construction</p>	<p>Town of Apple Valley/County Coroner</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC Section 7050.5.</p> <p>C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC Section 5097.98.</p> <p>D. Once the MLD has been named, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial shall not be disclosed by any party and is exempt from the California Public Records Act (California Government Code Section 6254[r]). Reburial location of human remains and/or cremations shall be determined by the Tribe’s MLD, the landowner, and the Town Planning Department.</p>				
<p>MM TCR-6: Final Report. The final report(s) created as a part of the Project (Cultural Resources Monitoring and Treatment Plan, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the lead agency and consulting Tribe(s) for review and comment. After approval of all parties, the final reports shall be submitted to the South Central Coast Information Center and the consulting Tribe(s).</p>	<p>Prior to ground disturbance consistent with MM TCR-1</p>	<p>Town of Apple Valley</p>		
<p>MM GEO-1: Paleontological Resources. The Project Applicant or proponent shall implement the following measures to protect paleontological resources.</p>	<p>Prior ground disturbance/grading; during construction; and post construction prior to obtaining building permits (if a</p>	<p>Town of Apple Valley/ Paleontologist</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> ▪ Paleontological Resources Impact Mitigation Program. Prior to commencement of any grading activity on site, the Project Applicant or proponent shall retain a Qualified Paleontologist to per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The Qualified Paleontologist shall prepare and implement 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. ▪ Construction Worker Paleontological Resources Sensitivity Training. Prior to the commencement of Project ground-disturbing activities, a Qualified Paleontologist shall present a paleontological resources sensitivity training (or may be provided via digital recording) to project construction personnel. The paleontologist shall inform construction personnel about the laws protecting paleontological resources; the types of paleontological resources that could be encountered; the proper procedures to follow in the event of a paleontological discovery; and safety precautions to be taken when working with paleontological monitors. The Project Applicant shall provide the training agenda, materials, and attendance records to the Town within 5 business days of any request. 	<p>Paleontological Resources Recovery Plan is required)</p>			

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> ▪ Paleontological Monitoring. During grading and excavation activities, a qualified Paleontological Monitor shall be present to monitor the earth-moving activities in accordance with the Project paleontological assessment report or the PRIMP. Should paleontological resources be encountered, the Paleontological Monitor shall have the authority to halt ground-disturbing activities; and immediately notify the Qualified Paleontologist of the find; and inspect, document, and salvage the find as necessary. The Qualified Paleontologist shall prepare and submit a final report summarizing monitoring results to the Town and the San Bernardino County Museum. ▪ Paleontological Resources Recovery Plan. If paleontological resources are discovered during earthmoving activities, the Qualified Paleontologist meeting Society of Vertebrate Paleontology (SVP 2010) standards shall prepare and submit a Paleontological Resources Recovery Plan (PRRP) to the Town for review and approval. The recovery plan shall include, but is not limited to, sampling and fossil recovery procedures, museum curation for any scientifically significant specimen recovered, and a report of findings. Recommendations in the recovery plan as approved by the County shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. All reports and plans resulting from implementation of this measure shall be submitted to the Town and filed with the San Bernardino County Museum. ▪ Paleontological Resources Discoveries Protocols. If fossils are discovered during earthmoving activities, the Paleontological Monitor shall be authorized to halt the ground-disturbing activities within an appropriate buffer area determined by the Paleontological Monitor. The paleontologist shall implement the PRIMP and oversee the collection of sediment samples and exposed fossils for processing and evaluation. Any fossils 				

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the San Bernardino County Museum, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. All costs for lab work and curation fees are the responsibility of the project proponent or applicant. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes. The paleontologist shall prepare a final report on the collected fossils. The report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the Town and the San Bernardino County Museum along with field notes and any other supporting documentation.</p>				
Greenhouse Gas Emissions				
<p>MM GHG-1: Renewable Energy Plan. Future tenants of the Project shall be required 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 as part of the entitlement agreement. 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.</p>	<p>Tenant leases or change in building ownership</p>	<p>Town of Apple Valley/Project Applicant or Property Manager</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
Project Design Features				
PDF-DES-1: Sustainable Design/LEED Measures. The Project shall be designed so that it is able to achieve LEED Silver 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.	Prior to issuance of building permits	Town of Apple Valley		
<p>PDF-DES-2: Sustainable Concrete Building Materials. The Project shall be designed with sustainable materials that will reduce 35% of the overall carbon footprint compared to other traditionally designed concrete tilt warehouses. The following measures shall be implemented:</p> <ul style="list-style-type: none"> ▪ The Project shall reduce overall concrete in the slab by 10% through the use of a steel fiber mix to increase the overall strength of the concrete to reduce concrete thickness. ▪ The Project shall reduce overall concrete in the tilt walls by 30% by providing 4-inch foam insulation in the middle of the concrete panel (also known as composite panels). The foam insulation will result in an R value of R-19, while traditional concrete tilt walls have no R value, thereby reducing overall energy consumption and increasing occupant comfort. ▪ The roof shall have a 10% reduction in steel because of the lighter concrete tilt walls due to the foam insulation. ▪ The Project specifications shall require the use of sustainable concrete to reduce the Project’s overall carbon footprint by 35%. 	During review of the final map and during building construction	Town of Apple Valley		
PDF-DES-3: Electrical Infrastructure for Electric Equipment and Vehicles. 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 per Title 24, Part 11 (California Green Building Standards	During review of the final map	Town of Apple Valley		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>(CALGreen). 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.</p>				
<p>PDF-DES-4: Electric Vehicle Charging Stations. 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, Part 11 (CALGreen) 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.</p>	<p>Prior to issuance of Certificate of Occupancy</p>	<p>Town of Apple Valley</p>		
<p>PDF-DES-5: Sustainable Energy, Waste, and Water Design Measures. The Project Applicant or successor in interest shall implement the following measures:</p> <ul style="list-style-type: none"> ▪ The Project’s landscape plan shall emphasize drought-tolerant plants and use water-efficient irrigation techniques. ▪ All heating, cooling, lighting, and appliance fixtures shall be Energy Star-rated. ▪ All fixtures installed in restrooms and employee break areas shall be U.S. Environmental Protection Agency (EPA) WaterSense certified or equivalent. ▪ 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. ▪ Storage areas shall be provided for recyclables and green waste, as well as food waste storage if a pick-up service is available. 	<p>During review of the final map</p>	<p>Town of Apple Valley</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> ▪ Buildings shall include high-efficiency particulate air (HEPA) filtration systems within in all warehouse facilities. ▪ The roof shall provide R-30 insulation to decrease overall energy consumption and increase occupant comfort. ▪ Solar-powered water heaters shall be installed on the Project site. ▪ 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. 				
<p>PDF-DES-6: Design of Ingress/Egress Points. 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.</p>	During review of the final map/ ongoing during Project operation	Town of Apple Valley/Property Manager		
<p>PDF-DES-7: Measures to Reduce the Urban Heat Island Effect. The following measures shall be implemented to reduce the urban heat island effect:</p> <ul style="list-style-type: none"> ▪ 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 CALGreen, Table A5.106.11.2.3 for Tier 1 standards. ▪ 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). 	During review of the final map	Town of Apple Valley		
<p>PDF-CON-1: Heavy-Duty Off-Road Construction Equipment Requirements/Restrictions. During Project construction, all internal combustion engines/construction equipment greater than 150</p>	During site disturbance/grading construction	Town of Apple Valley		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>horsepower operating on the Project site shall meet U.S. EPA-certified Tier 4 Interim 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.¹ 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 least two construction fleet owners/operators in the High Desert and San Bernardino Region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located within the High Desert and San Bernardino Region.</p>				
<p>PDF-CON-2: Provision of Electrical Infrastructure for Construction and Use of Electric Construction Equipment. 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</p>	<p>Post grading and during construction</p>	<p>Town of Apple Valley</p>		

¹ 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, another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) 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 Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used 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.				
PDF-CON-3: Construction Equipment Idling Restrictions. 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.	During construction	Town of Apple Valley		
PDF-CON-4: Construction Haul Truck Requirements. All haul trucks entering the Project construction site during the grading and building construction phases shall meet California Air Resources Board (CARB) model year 2014 (or newer) engine emission standards. All heavy-duty haul trucks should also meet CARB’s lowest optional low-oxides of nitrogen (NO _x) standard.	During construction	Town of Apple Valley		
PDF-CON-5: Dust Control Measures. Comply 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, the following:	Prior to site disturbance/grading and during construction	Town of Apple Valley/Mojave Desert Air Quality Management District		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> ▪ Signage compliant with Rule 403 (Attachment B) shall be erected at each Project site entrance prior to the commencement of construction. ▪ Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. If the Project site has exposed sand or fines deposits, or if the Project exposes such soils through earthmoving, chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from the sand/fines deposits. ▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ▪ All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The Project Applicant or successor in interest shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule, or Project-specific biological mitigation prohibiting wind fencing. ▪ All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel, or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. The Project Applicant or successor in interest shall take actions to prevent Project-related track out onto paved surfaces and clean any Project-related track out within 24 hours. All other earthen surfaces within the Project area shall be stabilized by natural or irrigated vegetation, compaction, chemical, or other means sufficient to prohibit visible dust from wind erosion. 				

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> Obtain MDAQMD permits for any miscellaneous process equipment that may not be exempt under MDAQMD Rule 219 including, but not limited to, internal combustion engines with a manufacturer's maximum continuous rating greater than 50 brake horsepower. 				
<p>PDF-CON-6: Construction Waste Recycling and Management. Consistent with Section 5.408.1 of the CALGreen Code Part 11, a minimum of 65 percent of the nonhazardous construction and demolition waste shall be recycled and/or salvaged for reuse.</p>	During construction	Town of Apple Valley		
<p>PDF-CON-7: Architectural Coating Requirements. 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.</p>	During construction	Town of Apple Valley		
<p>PDF-CON-8: Construction Logs. The Project's construction manager shall maintain on the construction site construction logs detailing the following:</p> <ul style="list-style-type: none"> An inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications; 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; and Evidence that construction contractors have been provided with transit and ridesharing information for construction workers. <p>Construction logs shall be made available in the event that local, regional, or state officials (e.g., officials from the Town of Apple Valley, MDAQMD, or CARB) conduct an inspection at the Project site.</p>	During construction	Town of Apple Valley/ Construction contractor		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>PDF-OP-1: Zero-Emission Equipment. 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:</p> <ul style="list-style-type: none"> All equipment and appliances operating on the Project site shall be 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. 	During Project operation	Town of Apple Valley/Property manager or tenant		
<p>PDF-OP-2: Truck Requirements and Restrictions. 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:</p> <ul style="list-style-type: none"> Only haul trucks meeting CARB model year 2010 (or newer) 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 building manager or their designee shall be responsible for enforcing these requirements. 	During operation/lease	Town of Apple Valley/Property manager		
<p>PDF-OP-3: Idling Time Restriction. 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:</p>	During operation/lease	Town of Apple Valley/Property manager		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> 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 CARB’s commercial vehicle idling requirements. The building manager or their designee shall be responsible for enforcing this requirement. 				
<p>PDF-OP-4: Anti-Idling Implementation Measures. The following measures shall be implemented to reduce air pollutant emissions from idling:</p> <ul style="list-style-type: none"> Signage. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify the Project’s three-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 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. Efficient Load Management. 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. Anti-Idling Training. 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, one-day Course #512). 	During operation	Town of Apple Valley/Property manager		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>PDF-OP-5: Truck Routing Plan. 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 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>	<p>During operation</p>	<p>Town of Apple Valley/Property manager/tenant</p>		
<p>PDF-OP-6: Transportation Demand Management Plan. For occupants with more than 250 employees, a Transportation Demand Management (TDM) program to reduce employee commute vehicle emissions shall be established, subject to review and approval by the Town of Apple Valley. The TDM 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,</p>	<p>Prior to tenant occupancy</p>	<p>Town of Apple Valley</p>		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<p>and biking. Examples of trip reduction measures may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Transit passes ▪ Car-sharing programs ▪ Telecommuting and alternative work schedules ▪ Ride sharing programs 				
<p>PDF-OP-7: Yard Sweeping to Reduce Fugitive Dust. 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:</p> <ul style="list-style-type: none"> ▪ 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. 	Ongoing during operation	Town of Apple Valley/Property manager		
<p>PDF-OP-8: Restriction on Cold and/or Refrigerated Space. Operations involving cold or refrigerated storage shall be prohibited unless additional environmental review, including a Health Risk Assessment, is conducted and certified pursuant to CEQA.</p>	During final map review	Town of Apple Valley		
<p>PDF-OP-9: Provision of Information Regarding Programs to Reduce Emissions from Trucks. 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:</p> <ul style="list-style-type: none"> ▪ Funding opportunities that provide incentives for using cleaner-than-required engines and equipment, such as the Carl Moyer Program and Voucher Incentive Program. 	Prior to tenant occupancy	Town of Apple Valley		

Mitigation Monitoring and Reporting Program

Mitigation Measure or Project Design Feature	Implementation Timing	Agency Responsible for Monitoring	Initials	Date
<ul style="list-style-type: none"> The U.S. EPA SmartWay Program, which assists freight shippers, carriers, logistics companies, and other stakeholder partner with the U.S. EPA to measure, benchmark, and improve logistics operations and reduce air pollutant emissions from the transport of cargo. 				
<p>PDF-OP-10: Provision of Information Regarding Reducing Emissions from Area and Energy Sources. 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:</p> <ul style="list-style-type: none"> Information regarding energy efficiency, energy-efficient lighting and lighting control systems, energy management, and existing energy incentive programs. Information regarding and a recommendation to use cleaning products that are water-based or containing low quantities of volatile organic compounds. Information regarding and a recommendation to use electric or alternatively fueled sweepers with HEPA filters. Information regarding on-site meal options, such as food trucks, will be provided to employees. 	Prior to tenant occupancy	Town of Apple Valley		
<p>PDF-OP-11: Fire Pump Requirements. All diesel-fueled fire pumps shall meet U.S. EPA-certified Tier 4 Interim emissions standards, at a minimum.</p>	Prior to issuance of Certificate of Occupancy	Town of Apple Valley		

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