

MITIGATION MONITORING & REPORTING PROGRAM
Town of Apple Valley / Site Plan Review 2024-007
SCH No. 2025060656

Resource Topic	Level of Impact After Mitigation	Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Timing
Air Quality	Less than Significant	<p>AQ-1 Contractual language in tenant lease agreements shall require that any heavy-duty trucks owned and operated by the tenant shall, to the extent possible be model year 2018 or later. Any heavy-duty haul trucks owned and operated by tenants shall, to the extent possible, meet the California Air Resources Board's ("CARB's") lowest optional low-oxides of nitrogen (NOx) standard.</p> <p>AQ-2 Idling of diesel trucks and diesel heavy equipment during construction and operation shall be limited to three minutes. Anti-idling signs indicating a three minute diesel truck engine idling restriction shall be posted along entrances to the Project site and in the dock areas.</p> <p>AQ-3 To the extent possible, all generators (including portable, standby, or emergency generators) used for construction and operation of the Project will be equipped with Tier 4 Final compliant engines to reduce criteria pollutants and air emissions.</p> <p>AQ-4 Applicant shall require that the Project general contractor include the below requirements in all subcontracts entered into for construction of the Project:</p>	Project contractor, Town inspectors	During construction.

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		<ul style="list-style-type: none"> • The contractor shall provide half-face respirators equipped with a minimum N-95 protection factor or greater for voluntary use during surface disturbance activities, which shall be available upon request. • Provide closed-cab earth-moving vehicles equipped with HEPA- filtered air systems. • Ensure that earth-moving activities are conducted downwind of workers when possible. 		
Biological Resources	Less than Significant	<p>BIO-1 A pre-construction survey by qualified biologists shall be completed for Crotch bumblebee nests (if any) for avoidance. The surveys shall be conducted in accordance with CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023) prior to the initiation of ground-disturbing activities. Any bumblebee nest shall be avoided. If unavoidable, and determined to be occupied by Crotch bumblebees, the CDFW shall be consulted for guidance and potential incidental take permits, if impacts cannot be avoided.</p> <p>BIO-2 Bird nesting season for resident birds in the Project area occurs between February 1 and September 15, and between March 15 and August 31 for migrating bird species. To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 16 and January 31 if possible. If ground disturbance occurs during the</p>	Project applicant, Project biologist.	Prior to the start of Project excavation and/or earth-disturbing activities.

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		<p>nesting season, a certified avian biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests are identified, the biologist will demarcate a no-work buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive. Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.</p> <p>BIO-3 Desert kit fox could potentially use the Project site as a foraging ground even if no dens have been recorded on the site. To avoid impacts to desert kit foxes that may potentially move onto the site between the time of the site survey and Project construction, if active burrows are observed during the pre-construction surveys required in BIO-1, BIO-2 and BIO-4, they will not be disturbed and the biologist will make recommendations on their protection based on standard protocols.</p>		

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		<p>BIO-4 A pre-construction survey shall be conducted for desert tortoise prior to the commencement of any ground disturbance on the Project site. A biologist approved by CDFW shall conduct a protocol level presence or absence survey within the project area, access route(s), staging area(s), stockpile(s), and 50-foot buffer zone. The surveys shall be conducted no more than 48 hours prior to all project activities in accordance with the U.S. Fish and Wildlife Service 2010 desert tortoise survey methodology. A Workers' Education Program shall be conducted by the biologist prior to the initiation of construction to educate personnel on the species, including covering open trenches at the end of the workday, checking under vehicles prior to moving them, and other protocols as needed to protect the species. The biologist shall periodically monitor site grading to assure that the species has not moved onto the site. If the survey or monitoring confirm presence, the applicant may not commence or continue project activities. If the Project, including project construction results in take of CESA-listed or ESA-listed species, an incidental take permit (ITP) or other appropriate authorization shall be required.</p>		

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Cultural Resources	Less than Significant	<p>CUL-1 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</p> <p>CUL-2 If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Cultural Resources Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	Project applicant, Project archaeologist, Tribal monitor, Planning Division, Engineering Department.	During Project related earth-disturbing activities.
Greenhouse Gas	Less than Significant	<p>GHG-1 Establish an employee carpooling program, including incentives (preferred parking, flex time incentives, etc.) for participating employees.</p> <p>GHG-2 Provide employees with free or discounted public transit passes.</p>	Project occupant, Town Planning Dept.	During operations

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		<p>GHG-3 Applicant shall include contractual language in tenant lease agreements that requires tenants to do the following:</p> <ul style="list-style-type: none"> ▪ Include a minimum of 50% zero-emission light- and medium- duty delivery trucks and vans for use at the Project site, to the extent feasible and commercially available.' ▪ Tenants shall enroll in the United States Environmental Protection Agency SmartWay program. ▪ Tenants shall use zero-emission on-site motorized operational equipment, such as forklifts and yard trucks, to the extent feasible and commercially available, with Applicant to provide the necessary charging or fueling stations. 		
Transportation	Less than Significant	<p>TRA-1 The Project will contribute its fair share to regional roadway improvements. The Project Fair Share Contributions listed in Table 18 show the Project's percentage of the total traffic volume and deficiency. To reduce the Project's expected impacts to less than significant, the Project would be responsible for paying its share as shown in Table 18 of the adopted Initial Study.</p>	Project applicant, Engineering Department.	Prior to the issuance of a grading permit.
Tribal Cultural Resources	Less than Significant	<p>TCR-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the</p>	Project applicant, Tribal Monitor(s), Planning Dept.	During grading activities.

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		<p>nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.</p> <p>TCR-2 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 Town for dissemination to YSMN. The Town and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.</p>		