

FINAL SUBSEQUENT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION CORDOVA BUSINESS CENTER PROJECT

SCH No. 2024100839

December 2024

MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for:



TOWN OF APPLE VALLEY

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Apple Valley, California 92307

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Town of Apple Valley



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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) 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 public agency *"shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design."* (California Public Resources Code, Section 21081.6 and 21081.7(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by Town of Apple Valley (Town) to ensure compliance with the adopted mitigation measures identified in the Subsequent Initial Study/Mitigated Negative Declaration (SIS/MND) for the proposed Cordova Business Center Project when land disturbance, construction begins, and other ongoing activities. The SIS/MND includes Resource Category Mitigation Measures (MM) and Mitigation Measures that are included in the *"Town of Apple Valley General Plan Environmental Impact Report Apple Valley General Plan And Annexations 2008-001 & 2008-002, A Program EIR Certified August 11, 2009 (SCH #-2008091077)"* (GPEIR) *GPEIR Mitigation Monitoring and Reporting Program Mitigation Measures* which have been included in this MMRP. Various MMs have been completed with the SIS/MND and they have been noted as such in the Date of Completion Column.

The Town, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for aesthetics, biological resources, cultural resources, geology and soils, population and housing, public services, transportation, tribal cultural resources, utilities/service systems.

Section 2 Mitigation Monitoring and Reporting Program Matrix (MMRP Matrix) consists of a comprehensive matrix that lists all of the SIS/MND required Mitigation Measures by resource for each project component to be used by the Town and all noted parties to ensure compliance

with the Conditions of Approval of the MND. Table 2 is formatted to include the following key information and requirements for oversight to ensure compliance:

- Mitigation Measure
- Implementation Timing
- Party Responsible for Implementation
- Party Responsible for Monitoring
- Date of Completion/Notes

ABBREVIATIONS - The following are the abbreviations referenced herein and their meanings identified in the MMRP Matrix:

RESOURCE CATEGORY NAMES:

| | |
|----------|--|
| BIO | BIOLOGY |
| CR | SPECIAL/SPECIFIC TRIBAL CULTURAL RESOURCES |
| CUL | CULTURAL RESOURCES |
| FIRE | PUBLIC SERVICES - FIRE |
| GEO | GEOLOGY & SOILS |
| GPEIR MM | 2009 GENERAL PLAN EIR MITIGATION MEASURE |
| HAZ | HAZARDS AND HAZARDOUS MATERIALS |
| POL | PUBLIC SERVICES - POLICE |
| LIB | PUBLIC SERVICES - LIBRARY |
| MBMI | MORONGO BAND OF MISSION INDIANS |
| MM | MITIGATION NUMBER |
| SW | SOLID WASTE |
| UTIL | UTILITY SERVICES |
| TCR | TRIBAL CULTURAL RESOURCES |
| TNPB | TWENTY-NINE PALMS BAND OF MISSION INDIANS |
| TRA | TRANSPORTATION |
| YSMN | YUHA AVIATAM OF SAN MANUEL NATION |

MITIGATION MEASURE TERMINOLOGY:

| <u>TERM</u> | <u>EXAMPLE</u> |
|---|------------------|
| "Resource Name" "MM#" | BIO MM-1 |
| GPEIR "Resource Category Name" "MM#" | GPEIR BIO-1 |
| GPEIR MMRP "Resource Category Name" "MM#" | GPEIR MMRP BIO-1 |
| MBMI "Resource Category Name" "MM#" | MBMI MM |
| YSMN "Resource Category Name" "MM#" | YSMN TCR-1 |
| TNPB "Resource Category Name" "MM#" | YSMN TCR-1 |

With the FINAL MND and related documents, this MMRP will be kept on file at the following location: Town of Apple Valley, 14955 Dale Evans Parkway, Apple Valley, California 92307

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2 Mitigation Monitoring and Reporting Program Matrix

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|---|-----------------------------|--------------------------------------|----------------------------------|--------------------------|
| Biological Resources | | | | |
| <p>BIO-1 – Worker Environmental Awareness Program (WEAP): Prior to the start of construction, a Worker Environmental Awareness Program (WEAP) will be developed by the Applicant. A qualified biologist with experience with the sensitive biological resources in the region will present the WEAP to all personnel working in the Project area (either temporarily or permanently) prior to the start of Project activities.</p> <p>The WEAP may be videotaped and used to train newly hired workers or those not present for the initial WEAP. The WEAP could include, but will not be limited to: discussions of the sensitive biological and aquatic resources associated with the Project, Project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with Project permits and agreements, and contact information for the lead biologist. Logs of personnel who have taken the training will be kept on the site at the construction or Project office.</p> | Prior to land disturbances. | Developer, Biologist, Contractor | Planning Division, Biologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|---|------------------------------------|---|-------------------------------------|--------------------------|
| <p>BIO-2 – Biological Monitoring: A qualified biologist (biological monitor) with experience monitoring for and identifying sensitive biological resources known to occur in the area is recommended to be present during all ground-disturbing activities related to the Project. Biological monitoring duties will include, but are not limited to, conducting worker education training, verifying compliance with project permits (if any are required), and ensuring Project activities stay within designated work areas. The biological monitor will have the right to halt all activities in the area affected if a special-status species is identified in a work area and is in danger of injury or mortality. If work is halted in the area affected as determined by the biological monitor, work will proceed only after the hazards to the individual is removed and the animal is no longer at risk, or the individual has been moved from harm’s way in accordance with the Project’s permits and/or management/translocation plans.</p> | <p>Prior to land disturbances.</p> | <p>Developer, Biologist, Contractor</p> | <p>Planning Division, Biologist</p> | |
| <p>BIO-3 – Pre-construction Rare Plant Survey: It is recommended that a pre-construction survey be conducted for the special-status plant species that have potential to occur on the Project site. Special status plant species with potential to occur should be surveyed within their appropriate blooming period; these species and their</p> | <p>Prior to land disturbances.</p> | <p>Developer, Biologist, Contractor</p> | <p>Planning Division, Biologist</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>respective blooming periods are as follows: Joshua tree (March–June), Clokey’s cryptantha (April-June), desert cymopterus (April), purple-nerve cymopterus (March-April), Mojave monkeyflower (April-May), Barstow woolly sunflower (April-May) short-joint beavertail (April-June), Beaver Dam breadroot (April-May), Mojave beardtongue (March-May), and Latimer’s woodland-gilia (March- June). The survey methods should follow the guidelines listed in the CNPS Botanical Survey Guidelines (CNPS 2001). Impacts to all special-status plant species identified on-site, including Joshua tree, should be avoided with an appropriate non-disturbance buffer determined by the Project biologist. If a population of special-status plants is found on the Project site and avoidance is not an option, then coordination may need to occur with CDFW to discuss implementation of additional protection or mitigation measures. Mitigation measures for special-status plant species other than the Joshua tree could include seed collection and/or transplanting. If Project-related impacts to Joshua tree cannot be avoided and the species is fully protected under the California Western Joshua Tree Conservation Act, then the Project will need to obtain an Incidental Take Permit (ITP) from CDFW under Section 2081 of the California ESA to receive authorization for take of the species prior to the start of ground-</p> | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| breaking activities. Additional protection measures specific to Joshua tree would be included in the ITP and may include additional biological monitoring or compensatory mitigation at a 1:1 ratio to result in no net loss. | Prior to land disturbances. | Developer | Planning Division, Biologist | |
| The project will also be subject to the protection requirements under Section 88.01 the San Bernardino County Development Code and the requirements associated with the Western Joshua Tree Conservation Act (SB 122 signed into effect on July 10, 2023). If regulated desert native plants, as identified by the San Bernardino County Development Code (Section 88.01.060) are observed during the survey, a Tree or Plant Removal Permit must be acquired prior to their removal. | Prior to land disturbances. | Developer | Planning Division, Biologist | |
| BIO-4 – Surveys for Desert Tortoise: A focused (protocol-level) survey for desert tortoise is recommended for the Project site to determine presence/absence of this species. The survey shall be conducted by qualified biologists with experience surveying for and identifying the species according to the most current survey guidelines available, which is currently Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise (<i>Gopherus agassizii</i> ; USFWS 2019). The protocol-level survey will need to be conducted during the appropriate time of year when desert tortoises are most active: April through May or | Prior to land disturbances. | Developer, Biologist | Planning Division, Biologist | Prior to land disturbances. |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>September through October. If individuals or sign of desert tortoise (e.g., burrows, carcasses, scat) are observed on or immediately adjacent to the Project site and impacts to the species are unavoidable, then coordination with USFWS and/or CDFW will need to occur. If unavoidable Project related impacts to desert tortoise will occur, then the appropriate permits will need to be obtained from USFWS (consultation under either Section 7 or Section 10 of the Federal ESA) and CDFW (Incidental Take Permit under Section 2081 of the California ESA) prior to the start of ground-disturbing Project activities.</p> | <p>Prior to land disturbances.</p> | <p>Developer Biologist</p> | <p>Planning Division, Biologist</p> | |
| <p>In addition, a pre-construction survey shall be conducted for desert tortoise no more than three (3) days prior to the start of ground disturbing activities (including but not limited to geotechnical testing, vegetation removal, and fencing activities) to identify whether desert tortoise is occupying the Project site at that time. If no desert tortoises are found and no other desert tortoise protection measures are required from other Project permits, then Project construction may commence. If desert tortoise is observed on the Project site during the pre-construction survey and impacts to the species are unavoidable and the Project does not have desert tortoise "take" authorization in the form of</p> | <p>Prior to land disturbances.</p> | <p>Developer, Biologist</p> | <p>Planning Division, Biologist</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|------------------------------------|--------------------------------------|-------------------------------------|--------------------------|
| <p>agency issued permits, then the Project would need to stop Project activities and coordinate with USFWS and CDFW to identify additional protection or mitigation measures or to obtain permits authorizing take of the species.</p> | | | | |
| <p>BIO-5 – Pre-construction Surveys for Burrowing Owl and Desert Kit Fox: Pre-construction surveys for burrowing owl and desert kit fox shall be conducted prior to the start of ground-disturbing activities by qualified biologists experienced with surveying for and identifying both species. The surveys should follow the methods described in the CDFW’s Staff Report on Burrowing Owl Mitigation (CDFW 2012). Two surveys should be conducted, with the first survey occurring between 30 and 14 days before the start of ground disturbing activities (including but not limited to fence installation, geotechnical testing, vegetation removal, grading, grubbing, and construction), and second survey being conducted no more than 24 hours prior to the start of ground-disturbing activities. If burrowing owls, desert kit fox, and/or their burrows are identified on the Project site during the survey, and impacts to the species are unavoidable, the Project may need to coordinate with CDFW and develop species protection plans for both species that outline additional protection measures (burrowing owl protection measures</p> | <p>Prior to land disturbances.</p> | <p>Developer, Biologist</p> | <p>Planning Division, Biologist</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| shall be in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation [CDFW 2012]) . | | | | |
| <p>BIO-6 – Pre-construction Nesting Bird Survey: If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through August 31), a pre-construction nesting bird survey shall be conducted by a qualified biologist experienced with avian surveying and identification to ensure that active bird nests will not be disturbed or destroyed during ground-disturbing activities or Project construction. The survey shall be completed no more than three (3) days prior to initial ground disturbing activities, including but not limited to fence installation, geotechnical testing, and vegetation removal. The nesting bird survey shall include the Project site and adjacent areas where Project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, or ground disturbance. If an active nest is identified, a qualified avian biologist shall establish an appropriate non-disturbance buffer around the nest using flagging or staking and notify the crew of the non-disturbance buffer location. Construction activities shall not occur within any non-disturbance buffer areas until the nest is deemed inactive by</p> | Prior to land disturbances. | Developer, Biologist | Planning Division, Biologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|---|-----------------------------|---------------------------------------|----------------------------------|--------------------------|
| the qualified avian biologist. If no nests are observed during the preconstruction nesting bird survey then Project construction may commence. | | | | |
| BIO-6 – Pre-construction Nesting Bird Survey con’t: | | | | |
| If onsite Project activities are ceased for more than two (2) weeks during the bird breeding season, then additional pre-construction nesting bird surveys shall be repeated in accordance with the methods described above. | Prior to land disturbances. | Developer, Biologist | Planning Division, Biologist | |
| BIO-7 – Potentially Jurisdictional Aquatic Resources: The Project shall avoid and minimize impacts to aquatic resources to the extent feasible. Aquatic resources to be preserved onsite will be designated as Environmentally Sensitive Areas (ESAs). The ESAs shall be clearly demarcated with orange construction fencing or other visible barrier, and no Project-related activities shall be permitted within the delineated area. If Project activities cannot avoid impacts to aquatic resources that are jurisdictional to the U.S. Army Corps of Engineers, CDFW, and/or Regional Water Quality Control Board, then the appropriate permits shall be obtained from the regulatory agencies prior to the start of ground-disturbing activities. Additional protection measures are expected to be included in these permits, such as compensatory mitigation at a 1:1 ratio to ensure no net loss of resources, additional biological monitoring | Prior to land disturbances | Developer, Resource Agency Consultant | Planning Division, Biologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| requirements, or restoration. Compensatory mitigation options may include purchase of credits in an agency-approved mitigation bank or creation, restoration, or enhancement of like habitats within the Project site or at a suitable offsite location. Mitigation bank credits are generally the preferred method of compensatory mitigation if credits are available for the appropriate resource type and watershed. | | | | |
| <p>Additional Best Management Practices The following best management practices are not mitigation measures pursuant to CEQA but shall be implemented to further reduce impacts to species that have potential to occur on the property:</p> | | | | |
| Confine all work activities to a pre-determined work area. | Prior to ground disturbance | Developer, Contractor | Town Building Department | |
| To prevent inadvertent entrapment of wildlife during the construction phase of a Project, all excavated, steep-walled holes or trenches more than two feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. | During ground disturbance & construction | Developer, Contractor, Biological Monitor | Town Building Department | |
| Wildlife are often attracted to burrow- or den-like structures such as pipes and may enter stored pipes and become trapped or injured. To prevent wildlife use of these structures, all construction | During ground disturbance & construction | Developer, Contractor | Town Building Department | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| pipes, culverts, or similar structures with a diameter of four inches or greater should be capped while stored onsite. All food-related trash items such as wrappers, cans, bottles, and food scraps should be disposed of in securely closed containers and removed at least once a week from the construction or Project site. | During ground disturbance & construction | Developer, Contractor | Town Building Department | |
| Use of rodenticides and herbicides on the Project site should be restricted. This is necessary to prevent primary or secondary poisoning of wildlife, and the depletion of prey populations on which they depend. All uses of such compounds should observe label and other restrictions mandated by the United States Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation. If rodent control must be conducted, zinc phosphide should be used because of a proven lower risk to predatory wildlife. | During ground disturbance & construction | Developer, Contractor, Biological Monitor | Town Building Department | |
| GPEIR SECTION III. D. BIOLOGICAL RESOURCES 3. MITIGATION MEASURES | | | | |
| To ensure that impacts to biological resources are reduced to less than significant levels, the following mitigation measures shall be implemented. | | | | |
| GPEIR BIO-MM1. (a) The Town shall aid the County of San Bernardino and other participating federal, state, and local agencies in the preparation of a private lands counterpart to the West Mojave Habitat Conservation Plan. (b) The Town shall participate in the provision of biological resources data and/or surveys relevant | Ongoing | Developer | Town Planning Division | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>to open space areas within its jurisdiction and sphere of influence that may have biological resources value, and shall participate in the preparation of a Habitat Conservation Plan that addresses the needs of the Town with regard to regional biological resources.</p> <p>(c) If a Habitat Conservation Plan is formulated by the participating federal, state, and local agencies that allows for the conservation of biological resources, the Town shall implement it.</p> | HCP completion | TOWN | Town Planning Division, Biologist | |
| <p>GPEIR BIO-MM2. The Town shall complete the preparation of the Apple Valley MSHCP, in conjunction with the California Department of Fish & Game ("CDFG") and the U.S. Fish and Wildlife Service ("USFWS"). Upon the completion of the MSHCP to the satisfaction of all three parties, the Town shall proceed to implement it according to its terms and the authorization for take of special status species granted by CDFG and USFWS.</p> | Ongoing | TOWN, CDFW, USFWS | Town Planning Division, Biologist | |
| <p>GPEIR BIO-MM3. (a) The Town shall require that biological resources evaluations be performed prior to development actions, including site-specific surveys utilizing specified survey parameters as required for all special status species in identified habitat areas, and especially within or adjacent to linkage corridors or special survey areas and potential jurisdictional areas. (b) As required by CEQA, if biological resources are present that</p> | Prior to development | Developer, Biologist | Town Planning Division, Biologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>would be significantly impacted by a project, mitigation shall be imposed on the project to reduce the impact to a level of less than significant, to the extent feasible. (c) At the General Plan-level, it is not practical to formulate or list the entire range of specific mitigation measures that can be required for individual projects. Therefore, this identification can only be done at the project-level, based on the Town's judgment of the individual circumstances of the project before it as a lead agency under CEQA. However, it can be generally stated that the Town shall require mitigation pursuant to species- or resource-specific protocols established by CDFG, USFWS, and/or the U.S. Army Corps of Engineers. The Town can also require, as appropriate, transplanted or seed collection programs, trapping and removal of wildlife, preservation of offsite habitat, recreation of habitat, or participation in a mitigation bank.</p> | | | | |
| <p>GPEIR BIO-MM4. The Town shall ensure that land actions require site-specific nest surveys for the presence of migratory birds in accordance with established protocols and requirements of the Migratory Bird Treaty Act, prior to site disturbance. If protected migratory birds and/or raptors are found to be nesting onsite, construction activities will not be allowed within a radius of the nest determined by a qualified biologist, until the</p> | <p>Prior to ground disturbance</p> | <p>Developer, Biologist</p> | <p>Town Planning Division, Biologist</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|-----------------------------|--------------------------------------|-----------------------------------|--------------------------|
| young have fledged and left the nest. | | | | |
| GPEIR BIO MM-5. Biological surveys for Burrowing Owls and Prairie Falcons shall be performed for any site proposed for development wherever sufficient open space and suitable habitat is present. Coordination with California Department of Fish and Game is required when survey results are positive. | Prior to ground disturbance | Developer, Biologist | Town Planning Division, Biologist | |
| GPEIR BIO MM-6. Biological surveys for bats shall be performed prior to disturbance on projects involving reconstruction of bridges, demolition of abandoned buildings, and/or have the potential to contain old mines, in order to determine if significant roosts are present. If roosts are present, projects shall comply with applicable protocols of the Department of Fish and Game or US Wildlife Service, and the recommendations of qualified biologists. | Prior to ground disturbance | Developer, Biologist | Town Planning Division, Biologist | |
| GPEIR BIO MM-7. The Town shall utilize land use designations that provide for Open Space in order to protect viable habitat within the Town. On lands not already designated as Open Space where viable habitat occurs, such lands shall be considered for an open space land use designation as appropriate. Open Space lands shall be managed as warranted for the preservation and protection of their biological and natural resources. | Prior to ground disturbance | Town, Biologist | Town Planning Division, Biologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR BIO MM-8. The Town shall retain the Open Space designation along the Mojave River to ensure that important riparian habitat and linkages are conserved. | Prior to ground disturbance | Town | Town Planning Division, Biologist | |
| GPEIR BIO MM-9. To conserve the natural state of existing hillsides and slopes, land greater than 15% slope shall not be built upon and shall be used as open space. | SPR | N/A | Town Planning Division | <i>SIS/MND December 2024</i> |
| GPEIR BIO MM-10. Open space land shall be protected in perpetuity. | Prior to Occupancy | Developer | Biologist, Town | |
| GPEIR BIO MM-11. Development proposals adjacent to open space lands shall provide buffers and linkages to maintain natural resource values. | Design of Improvement Plans | Developer | Biologist, Town | |
| GPEIR BIO MM-12. Groundwater shall be conserved to reduce overdraft and retain or increase the depth of the water table along the Mojave River, which will help to preserve and restore plant communities within and adjacent to the waterway. | Design of Improvement Plans | Developer, Civil Engineer | Town | |
| GPEIR BIO MM-13. Development projects proposing to alter or impact major drainages (blue-line streams) including ephemeral streams, shall consult with the appropriate state and/or federal regulatory agency. Such alteration may require permits from the U.S. Army Corps of Engineers, Lahonton Regional Water Quality Control Board, and/or the California Department of Fish and Game. Compliance with such permits will ensure | Prior to ground disturbance | Developer | CDFW, USACE, RWQCB | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|---------------------------------------|--------------------------------------|----------------------------------|--------------------------|
| that impacts to riparian habitat are mitigated by either restoration or replacement, and that impacts to water quality are avoided by compliance with Section 401 of the Clean Water Act requirements. | | | | |
| GPEIR BIO MM-14. The Town shall promote the use of native vegetation for landscaping to enhance and create viable habitat for local species. The Town shall periodically update a comprehensive list of plant materials that are complementary with the local environment. This list shall include native and non-native, drought tolerant trees, shrubs and groundcover. The Town shall also maintain a list of prohibited plant materials. Both lists shall be made available to developers and residents. The use of native vegetation in project submissions shall be given preference over water-intensive landscaping during project design review. | Design of Landscape Plans | Developer, Landscape Architect | Town | |
| GPEIR BIO MM-15. The Town shall require developers to recover, preserve, or utilize native vegetation within their project or shall require that viable vegetation is transplanted to other appropriate sites in conformance with its Native Plant Ordinance. The Town shall make information on salvaging and transplanting native species available to developers. | Design of approval of Landscape Plans | Developer, Landscape Architect | Town | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR BIO MM-16. The Town shall provide and maintain a comprehensive interconnected recreational trail system suitable for bicycles, equestrians and/or pedestrians. This will encourage the reduction of vehicle miles traveled and also provide corridors for animal migration between habitat areas. The Town shall encourage multiple use corridors through the drainage channels and utility easements, thereby encouraging the connectivity of natural communities. | Design of Improvement Plans shall comply with all applicable Development and NAVISP Development Standards | Developer | Planning Division | |
| GPEIR BIO MM-17. The Town shall continue to promote biodiversity by protecting natural communities with high habitat value, protecting habitat linkages to prevent further fragmentation, and encouraging an appreciation for the natural environment and bio resources. | Design of Landscape Plans | Developer | Town | |
| GPEIR MITIGATION MONITORING/REPORTING PROGRAM | | | | |
| GPEIR MMRP BIO-A. Potential impacts to biological resources from development projects shall be evaluated and assessed on a project-by-project basis, through the Initial Study review process. Impacts shall be clearly documented and mitigation measures recommended as necessary. | SIS/MND | Developer | Town | |
| | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|---|---------------------------------------|--------------------------------------|---|--------------------------|
| surveys, off-site mitigation and/or the payment of appropriate impact fees, have been satisfied. | | | Planning Division, Consulting Biologist. | |
| GPEIR MMRP BIO-C. Town staff shall, on an annual basis, review biological resources reference materials and update records and inventories to ensure that resource databases are maintained on an ongoing basis. | Ongoing | Biologist | Planning Division, Building Division, Developer, Consulting Biologist. | |
| GPEIR MMRP BIO-D. Prior to issuance of grading permits, the Town shall assure that project developers have obtained all required state and federal regulatory permits related to biological resources, including impacts to stream beds and banks, have been obtained. | Prior to issuance of grading permits | Developer | Planning Division, Developer, California Department of Fish and Game, U.S. Army Corps of Engineers. | |
| MMRP BIO-E. The Town shall require that on-site inspections be conducted during development activities, including but not limited to grading and construction, in order to assure conformance with grading limits, and the preservation and integration of native and other appropriate landscape materials in accordance with approved landscape plans. | Ongoing during development activities | Developer, Contractor | Planning Division, Developer, Consulting Biologist. | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|---|-----------------------|--|---|--|
| <i>Cultural Resources</i> | | | | |
| The following GPEIR Mitigation Measures shall be implemented to reduce the potential impacts to cultural resources and paleontological resources: | | | | |
| GPEIR MITIGATION MEASURES | | | | |
| GPEIR MM CUL-1. Cultural resource studies shall be required prior to development for all lands identified as having high potential for historic or archaeological resources, as identified in Exhibit III-4. The studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground disturbing permit. The recommendations of the studies shall be made conditions of approval of the ground disturbing permits. | SIS/MND | Developer, Archaeologist, Paleontologist | Town Planning Division, Archaeological & Paleontological Monitor, Tribal Monitor | Cultural Resources studies were prepared in conjunction with the SIS/MND |
| GPEIR MM CUL-2. Paleontological resource studies shall be required prior to development for all lands identified as having high potential for paleontological resources, as identified in Exhibit III-5. The studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground disturbing permit. The recommendations of the studies shall be made conditions of approval of the ground disturbing permits. | SIS/MND | Developer, Archaeologist, Paleontologist | Town Planning Division, Archaeological & Paleontological Monitor, Tribal Monitor | Cultural Resources studies were prepared in conjunction with the SIS/MND |
| GPEIR MM CUL-3. The Town shall establish and maintain a confidential inventory of archaeological and historical resources within the Planning area, including those identified in focused cultural resources studies. | SIS/MND | Developer, Archaeologist, Paleontologist | Town Planning Division, Archaeologist, Paleontologist | Cultural Resources studies were prepared in conjunction with the SIS/MND |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|--|--|---|--------------------------|
| GPEIR MM CUL-4. <i>The Town shall protect sensitive archaeological and historic resources from vandalism and illegal collection, to the greatest extent possible.</i> | Ongoing | Developer, Contractor, Archaeologist, Paleontologist | Town Planning Division, Archaeologist, Paleontologist | |
| GPEIR MM CUL-5. In the event 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 San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) 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. | Ongoing throughout ground disturbances | Developer, Contractor, Archaeologist, Paleontologist | Town Planning Division, Archaeologist, Paleontologist | |
| GPEIR MM CUL-6. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified | Ongoing throughout ground disturbances | Developer, Contractor, Archaeologist, Paleontologist | Town Planning Division, Archaeologist, Paleontologist | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.</p> <p>All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.</p> | <p>Developer, Contractor, Archaeologist, Paleontologist</p> | <p>Town Planning Division, Archaeologist, Paleontologist</p> | <p>Town Planning Division, Archaeologist, Paleontologist</p> | |
| GPEIR MITIGATION MONITORING/REPORTING PROGRAM | | | | |
| <p>GPEIR MMRP CUL-A. Site specific historic, prehistoric and paleontological surveys shall be prepared for new development projects in sensitive areas, and their results compiled in an inventory available only to qualified professionals.</p> | <p>SIS/MND</p> | <p>Developer, Archaeologist, Paleontologist</p> | <p>Town Planning Division, Archaeologist, Paleontologist</p> | <p>Cultural Resources studies were prepared in conjunction with the SIS/MND Completed November 2024</p> |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| Geology & Soils | | | | |
| GPEIR GEO-MM1. The Town shall establish and maintain an information database containing maps and other information that describes seismic and other geotechnical hazards occurring within the General Plan Area. Consult and coordinate with surrounding communities, the California Division of Mines and Geology, San Bernardino County, other applicable state and federal agencies, and professional engineering geologists to establish, improve, and routinely update the database. | Ongoing | Building Dept. | Planning Division; Developer; Consulting Geotechnical Engineer. | |
| GPEIR GEO-MM2. Future development proposals shall require the preparation of a site-specific soils and/or geotechnical analysis that include an evaluation of seismic and soil conditions and provide recommendations that mitigate soils and geotechnical hazards or constraints. | Prior to approval of Grading Plans and Architectural Plans | Developer, Consulting Geologist | Planning Division; Developer; Consulting Geotechnical Engineer. | |
| GPEIR GEO-MM3. Proper structural engineering, which takes into account the forces that will be applied to structures by anticipated ground motions, shall provide mitigation for ground adopted editions of the Uniform Building Code and the seismic design parameters of the Structural Engineers' Association of California. | Prior to approval of Construction Plans | Developer, Consulting Structural Engineer, and Geotechnical Engineer | Planning Division; Developer; Consulting Geotechnical Engineer, Consulting Structural Engineer | |
| GPEIR GEO-MM4. Establish a cooperative agreement with the County Geologist, State Geologist, confirm the adequacy of geotechnical and fault | Ongoing | Town Engineering Division | Town Engineering Division | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| hazard studies prepared within the Town. | | | | |
| GPEIR GEO-MM5. Design elements, such as baffles, shall be required to reduce the potential for seiches in tanks, open reservoirs, and ponds where overflow or structural failure may cause damage to nearby properties. Criteria for seismic design of water tanks shall be in accordance with the American Water Works Association (AWWA) Standards for Design of Steel Water Tanks. | Prior to approval of Construction Plans | Developer, Consulting Structural Engineer, and Geotechnical Engineer | Planning Division; Developer; Consulting Geotechnical Engineer, Consulting Structural Engineer | |
| GPEIR GEO-MM6. New development shall not be placed within natural flow paths or result in substantial changes to drainage patterns offsite. (Also see Hydrology Section III-D) | Prior to approval of Construction Plans | Developer, Consulting Civil Engineer | Planning Division; Developer; Consulting Civil Engineer, | |
| GPEIR GEO-MM7. Development on wind or stream-deposited sediment or young alluvium on the valley floor should include site-specific subsurface geotechnical investigations that address the potential for seismic settlement, collapsible and expansive soils, and liquefaction. These hazards can be mitigated by proper excavation, compaction, backfilling, and foundation design. | Prior to approval of Construction Plans | Developer, Consulting Civil Engineer | Planning Division; Developer; Consulting Civil Engineer, | |
| GPEIR GE-MM8. Site-specific geotechnical analyses shall be conducted where new development is proposed adjacent to or in close proximity to steep slopes. Analyses shall evaluate the potential for landslides, rock falls, and/or slope failure, and set forth mitigation measures to minimize these hazards such as the use of set backs, retaining | Prior to approval of Construction Plans | Developer, Consulting Civil Engineer | Planning Division; Developer; Consulting Civil Engineer, | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| walls, and vegetation buffers. | | | | |
| GPEIR GEO-MM9. Retaining walls shall be constructed to adopted building code standards, include an adequate sub-drain system at the base to prevent excessive hydrostatic pressure, and be evaluated by the Building Inspector | Prior to approval of Construction Plans | Developer, Consulting Civil Engineer, Contractor | Planning Division; Developer; Consulting Civil Engineer, | |
| GPEIR GEO-MM10. All existing vegetation and debris shall be removed from areas that are to receive compacted fill. Removal of trees shall include a minimum of 95% of the root systems. Excavation to depths ranging from 2 to 4 feet or more below the existing site grade may be required. | Prior to approval of Construction Plans | Developer, Consulting | Planning Division; Developer; Consulting Civil Engineer, | |
| GPEIR GEO-MM11. Encourage consultation and coordination between the Town of Apple Valley Public Works Division, Apple Valley Ranchos Water Company, Mojave Water Agency, U.S. Geological Survey, and other appropriate agencies in order to routinely monitor groundwater levels and surface elevations in the Town. | Ongoing | Town | Town | |
| GPEIR GEO-MM12. The Town shall actively support and participate in local and regional efforts to conserve water in an effort to mitigate potential ground subsidence resulting from over extraction of groundwater. | Ongoing | Town | Town | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| Preventive measures include the use of water efficient appliances and faucets indoors, desert tolerant landscaping, and increased use of reclaimed water, storm water, or imported water. (Also see Water Resources in Section III-I) | Prior to approval of Construction Plans | Developer, Architect | Town Building Department | |
| GPEIR GEO-MM13. Maintain working relationships and strategies between the Public Works Division, Apple Valley Fire Protection District, and other appropriate agencies to strengthen or relocate utility or service facilities including the expedient retrofitting of weak or damaged service structures, enforce fire and building codes, and take other appropriate measures to safeguard major utility distribution systems in preparation of a seismic event. | Ongoing | Town Public Works | Town Public Works Division, Apple Valley Fire Protection District | |
| GPEIR GEO-MM14. The Town shall coordinate and cooperate with public and quasi-public agencies to encourage education and earthquake preparedness so that residents can be self-sufficient a seismic event. | Ongoing | City Manager | Town Planning Division | |
| GPEIR GEO-MM15. All grading permit requests shall include a soil erosion prevention plan. Blowing dust and sand during grading operation shall be mitigated by maintaining moist surface soils, limiting the area of dry exposed soils, planting stabilizing vegetation, establishing windbreaks with non-invasive vegetation or perimeter block walls, applying chemical soil stabilizers, and adequately | Prior to approval of Final Grading Plans | Developer, Civil Engineer, Contractor, Geotechnical Engineer | Town Building Department | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| watering construction sites prior to and during grading and site disturbance. (Also see Air Quality in Section III-C) | | | | |
| GPEIR GEO-MM16. Proposed development within a designated Alquist-Priolo Earthquake Fault Zone shall require site-specific geotechnical investigation including fault trenching and other Alquist-Priolo Fault Zoning Act guidelines. | Prior to approval of Geotechnical Report | Developer, Consulting Geotechnical Engineer | Town Engineering Department | |
| GPEIR GEO-MM17. The Town shall require that development applications include plans indicating the location of leach fields, seepage pits, drainage facilities, and water-dependent landscaping so that staff may evaluate the potential for ground saturation and assure that structural foundation are located an appropriate distance away to minimize the potential for localized soil collapse. | Prior to approval of Final Improvement Plans and Construction Plans | Developer, Consulting Geotechnical Engineer, Structural Engineer | Town Engineering Department, Building Department | |
| GPEIR GEO-MM18. Imported and onsite fill soils for future development shall be approved by the project’s soils engineer. Prior to placement as compaction fill the soils engineer shall assure that all fill materials are free of vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts or appropriate thickness as prescribed by the soils engineer and watered or aerated as necessary to obtain near-optimum moisture-content. | Prior to import of fill soils, prior to placement of compacted fill. Ongoing through site development | Developer, Contractor, Consulting Geotechnical Engineer | Town Engineering Department | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>GPEIR GEO-MM19. Fill materials shall be uniformly compacted to no less than 90% of the laboratory maximum density, by either over-filling and cutting back to expose a compacted core or by approved mechanical methods, as determined by American Society for Testing and Materials (ASTM) test method D-1557-78. The project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. In-place soil density measurements should be determined by the sand-cone method, Terra Nova/Town of Apple Valley General Plan and Annexations 2008-001 & 2008-002/Environmental Impact Report in accordance with ASTM Test Method D-1556-64 (74), or equivalent test method acceptable to the Town’s Building and Safety Department.</p> | <p>Prior to import of fill soils, prior to placement of compacted fill. Ongoing through site development</p> | <p>Developer, Contractor, Consulting Geotechnical Engineer</p> | <p>Town Engineering Department</p> | |
| <p>GPEIR GEO-MM20. In general, finish cut slopes shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installations in excess of 5 feet may result in failure of the slope, which has the potential to damage equipment and injure workers. All cut slopes must be inspected by the project engineer during grading to provide additional recommendations for</p> | <p>Prior to approval of Grading Plans and ongoing throughout site grading</p> | <p>Developer, Contractor, Consulting Geotechnical Engineer</p> | <p>Town Engineering Department, Building Department</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| safe construction. | | | | |
| GPEIR GEO-MM21. Foundation systems that utilize continuous and spread footings are recommended for the support of one and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. | Prior to approval of Architectural and Structural Plans for Construction. | Developer, Architect, Structural Engineer, Geotechnical Engineer | Building Department | |
| GPEIR GEO-MM22. Positive site drainage shall be established during finished grading. Finish lot grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of three (3) feet and a minimum gradient of 1% to the street or other approved drainage course. | Prior to final inspection of fine grading. | Developer, Contractor, Civil Engineer | Engineering Department, Building Department | |
| GPEIR GEO-MM23. Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following recommendations: (a) Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. | Ongoing during utility trench backfill and compaction. | Developer, Contractor, Civil Engineer | Engineering Department, Building Department | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>(b) Remaining backfill may be fine-grained soils. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered or aerated to near optimum moisture content, and mechanically compacted to a minimum of 90% of the laboratory maximum density.</p> <p>(c) Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically compacted as described in the previous paragraph.</p> | | | | |
| GPEIR MITIGATION MONITORING AND REPORTING PROGRAM (GPEIR, pp. III-108 through III-109). | | | | |
| MMRP GEO-A During any project site preparation, the Town Engineer and/or Building and Safety Department staff shall visit the site to ensure compliance with applicable Town ordinances, conditions of approval, and erosion control plans. | During Site Preparation | Developer, Contractor | Town Engineer, Building Division, developer, and grading contractor. | |
| MMRP GEO-B Prior to grading and construction, but subsequent to preparation of final development plans and specifications, the Geotechnical Consultant and/or the Town Engineer shall review foundation plans to verify compatibility with site-specific geotechnical conditions and conformance with the recommendations contained herein. The need for additional subsurface exploration shall be determined on a project-by-project basis. | Prior to grading and construction, but subsequent to preparation of final development plans and specifications, | Developer, Contractor | Town Engineer, and Geotechnical Consultant. | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GEO MMRP-C As appropriate, rough grading shall be performed under geological and/or engineering observation by the Geotechnical Consultant and the Town Engineer, accordingly. | During rough grading operations | Developer, Contractor, Geotechnical Engineer | Town Engineer, and Geotechnical Consultant. | |
| GEO MMRP-D As determined appropriate, the Town Engineer and/or Geotechnical Consultant shall monitor the following onsite grading activities, and as necessary verify or modify conclusions and recommendations set forth in the project's geotechnical report: 1. Observation of all grading operations; 2. Geologic observation of all cut slopes; 3. Observation of all key cuts and fill benching; 4. Observation of all retaining wall back cuts, during and following completion or excavation; 5. Observation of all surface and subsurface drainage systems; 6. Observation of all backfill wedges and sub-drains for retaining walls; 7. Observation of pre-moistening of sub-grade soils and placement of sand cushion and vapor barrier beneath the slab; 8. Observation of all foundation excavations for the structure or retaining walls prior to placing forms and reinforcing steel; and 9. Observation of compaction of all utility trench backfill. | During grading operations | Developer, Contractor, Geotechnical Engineer | Town Engineer and/or Geotechnical Consultant. | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|--|--------------------------------------|----------------------------------|--------------------------|
| Hazards | | | | |
| GPEIR HAZARDS AND HAZARDOUS MATERIALS MITIGATION MEASURES | | | | |
| GPEIR HAZ-1. The Town will cooperate with regulators and encourage the enforcement of laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials, and notify the appropriate county, state and/or federal agencies as required by law. | Start of Land Development and Ongoing through Construction | Developer, Contractor | Town | |
| GPEIR HAZ-2. The Town shall maintain appropriately managed access routes to facilitate the transport of hazardous and toxic materials. | Start of Land Development and Ongoing through Construction | Developer, Contractor | Town | |
| GPEIR HAZ-3. The Town will work with the County Sheriff's Department, Caltrans, and CHP, to regulate the transport of hazardous materials along local roadways, state highways and routes, and interstates in the Town or the vicinity. | Start of Land Development and Ongoing through Construction | Developer, Contractor | Town | |
| GPEIR HAZ-4. The Town will coordinate with the Apple Valley Fire Protection District and the San Bernardino County Environmental Health Department to assure improved response to, and capability for, handling hazardous materials incidents. | Ongoing | Town | Town | |
| GPEIR HAZ-5. Future development within the General Plan area shall be required to comply with all applicable federal, state, and regional permitting requirements for hazardous and toxic | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>materials generation and handling, including but not limited to the following:</p> <p>a. If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.</p> <p>b. If hazardous wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from the Department of Toxic Substances Control (DTSC) may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility.</p> | <p>Start of construction operations</p> | <p>Developer, Contractor</p> | <p>Town</p> | <p>Town</p> |
| <p>GPEIR HAZ-6. Developers shall submit for approval a detailed description of any hazardous materials use, as well as detailed plans for location of any hazardous materials storage and management facilities to the Apple Valley Fire Protection District.</p> | <p>Prior to Construction</p> | <p>Developer, Contractor</p> | <p>Planning Division, Apple Valley Fire Protection District</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR HAZ-7. The Town shall thoroughly evaluate development proposals for lands directly adjacent to sites known to be contaminated with hazardous or toxic materials or sites that use or contain potentially hazardous or toxic materials. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November 2024 |
| GPEIR HAZ-8. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with a project's BMP/Integrated Pest Management Plan, other relevant regulatory plans, and applicable County, state, and federal regulations. | Start of Construction | Developer, Contractor | Planning Division, Apple Valley Fire Protection District | |
| GPEIR HAZ-9. The Town shall require all business that use, store, or produce hazardous material to comply with the County's Business Plan in addition to all Town regulations. | Start of Construction | Developer, Contractor | Planning Division, Apple Valley Fire Protection District | |
| GPEIR HAZ-10. The Town shall annually update the SEMS Multi-hazard Functional Plan to ensure that emergency shelters and emergency evacuation routes are responsive to changing community needs. | | | Planning Division, Apple Valley Fire Protection District | |
| GPEIR HAZ-11. The Town shall maintain documentation of known hazards to public health and safety and shall make this information available to government officials and organizations, emergency response personnel, and the general public. | Ongoing | Town | Planning Division, Apple Valley Fire Protection District | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR Mitigation Monitoring and Reporting Program (GPEIR, p. III-122.) | | | | |
| GPEIR MMRP HAZ-A. Development plans and permits for uses, which may include or involve the production, storage, dispensing, or disposal of hazardous or toxic materials shall be concurrently submitted, reviewed, and properly conditioned or regulated. | Plan Review of Construction Plans | Developer, Architect | Planning Division, Apple Valley Fire Protection District | |
| Public Services - Fire | | | | |
| GPEIR FIRE MITIGATION MEASURES: | | | | |
| The following mitigation measures will reduce impacts associated with the provision of fire protection services to less than significant levels. | | | | |
| GPEIR FIRE MM-1. The Town shall continue to coordinate closely with the Apple Valley Fire Protection District to assure the timely expansion of facilities and services. | Ongoing | Town | Planning Division, Apple Valley Fire Protection District | |
| GPEIR FIRE MM-2. The Town and Apple Valley Fire Protection District shall continue to enforce fire codes and other applicable standards and regulations as part of building plan review and conducting building inspections. | Start of Construction | Developer, Contractor | Planning Division, Apple Valley Fire Protection District | |
| GPEIR FIRE MM-3. Industrial facilities that involve the storage of hazardous, flammable or explosive materials shall be sited so as to ensure the highest level of safety in strict conformance with Uniform Fire Code and other applicable codes and regulations. | Start of Construction | Developer, Contractor | Planning Division, Apple Valley Fire Protection District | |

| Mitigation Measure | Implementation Timing | Party Responsible for, Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR FIRE MM-4. The Apple Valley Fire Protection District shall continue to review new development proposals and evaluate project plans to assure that it can provide adequate fire protection. | Construction Plan Review | Developer, Architect | Planning Division, Apple Valley Fire Protection District | |
| GPEIR FIRE MM-5. The Town and Apple Valley Fire Protection District shall coordinate with the Apple Valley Ranchos Water Company, Golden States Water Company, and all other water purveyors serving the General Plan and annexation areas, to ensure adequate water supplies and pressure for existing and proposed development. | Construction Plan Review | Town | Planning Division, Apple Valley Fire Protection District | |
| GPEIR MITIGATION MONITORING/REPORTING PROGRAM (GPEIR, p. III-241.) | | | | |
| GPEIR MMRP FIRE-A. Apple Valley Fire Protection District shall review all development plans prior to issuance of building permits to ensure that development complies with Town and District standards. | Construction Plan Review | Developer, Architect | Planning Division, Apple Valley Fire Protection District | |
| Public Services - Police | | | | |
| GPEIR POLICE MITIGATION MEASURES | | | | |
| GPEIR POL-1. New development projects shall be reviewed by the Sheriff's Department to ensure the Department's ability to provide adequate police protection. New developments shall comply with established Sheriff's Department standards. | Construction Plan Review | Developer, Architect | Planning Division, Sheriff's Department | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR POL-2. The Town shall continue to monitor Town population and Sheriff's Department Staffing levels to insure that sufficient levels of police protection are afforded. | Ongoing | Town | Planning Division, Sheriff's Department | |
| GPEIR MITIGATION MONITORING AND REPORTING PROGRAM (GPEIR, p. III-239.) | | | | |
| MM POL-A. The Sheriff's Department shall monitor calls in the planning area. The Town shall annually review response times and police activity to ensure adequate protection. Responsible Parties: Sheriff's Department, Town Manager. | Ongoing | Town, Sheriff's Department | Planning Division, Sheriff's Department | |
| Public Services - Library | | | | |
| GPEIR LIBRARY MITIGATION MEASURES | | | | |
| GPEIR LIB-1. The Town and the County of San Bernardino shall, by continuing to monitor and evaluate library usage rates and the level of service provided at County libraries in the General Plan area, determine the need for additional services and facilities. | Ongoing | Town | Town Manager, County Librarian | |
| GPEIR LIB-2. In order to determine appropriate mitigation fees necessary to provide adequate library services, the Town shall continue to consult and coordinate with San Bernardino County, and consider the addition of library facilities to Developer Impact Fees in the future. | Ongoing | Town | Town Manager, County Librarian | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR MITIGATION MONITORING/REPORTING PROGRAM (GPEIR, p. III-238.) | | | | |
| GPEIR LIB MMRP-A. The Town and County shall regularly monitor utilization of the County library facilities in Apple Valley to determine needs and ensure provision of essential adequate library services to local residents. | Ongoing | Town | Town Manager, County Librarian | |
| GPEIR MMRP LIB-1. The Town and the County of San Bernardino shall, by continuing to monitor and evaluate library usage rates and the level of service provided at County libraries in the General Plan area, determine the need for additional services and facilities. | Ongoing | Town | Town Manager, County Librarian | |
| GPEIR MMRP LIB-2. In order to determine appropriate mitigation fees necessary to provide adequate library services, the Town shall continue to consult and coordinate with San Bernardino County, and consider the addition of library facilities to Developer Impact Fees in the future. | Ongoing | Town | Town Manager, County Librarian | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| Utilities/Service Systems | | | | |
| UTIL MM-1 Pre and Post Development Hydrology, post-developed Hydraulics and determined infiltration requirements shall be designed in accordance with the County of San Bernardino Hydrology Manual based on the 100-year 24 hour storm event. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| UTIL MM-2 ΔV required to be retained and infiltrated onsite shall be designed in mandatory compliance with the State of California General Permit ¹ NPDES Storm Water Pollution Prevention Plan (SWPPP) and WQMP. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| UTIL MM-3 Contech CDS System Clarifiers shall be provided onsite to protect off-site flows from on-site contaminated flows to protect off-site flows from on-site contaminated flows. These will treat the 1st flush flows prior to exiting the Project Site. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| UTIL MM-4 A Maxwell Plus infiltration system consisting of Maxwell-infiltration chambers shall be provided to treat the calculated volume in accordance with the approved Project Final Hydrology Report of onsite of storm water within 48 hours. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |

¹ REFERENCE: State Water Board adopted the 2022 Construction Stormwater General Permit, Order 2022-0057-DWQ, on September 8, 2022, effective date September 1, 2023



| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| Transportation | | | | |
| MM TRA-1 The project shall extend half width improvements for Central and Cordova Roads to the Property boundaries. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| MM TRA-2 The Proposed Project shall pay its pro-rata fair share contribution of improvements in accordance with the Urban Crossroads Fair Shair Assessment dated September 9, 2024. | | Developer | | |
| GPEIR TRANSPORTATION MITIGATION MEASURES (GPEIR, pp. III-314 through III-316.) | | | | |
| GPEIR MM-TRA 1. Street rights-of-way shall be provided for Central Road and Johnson and Road follows: 104 feet for Major Roadways 88 feet for Secondary Roadways | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| GPEIR MM-TRA 2. The Town shall require that new development projects on arterial roadways incorporate bus pullouts, to allow buses to leave the flow of traffic and reduce congestion. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| GPEIR MM-TRA 3. All Town streets shall be designed to have a minimum lane width of 12 feet. | Improvement Plan Design | Developer, Civil Engineer | Engineering Department | |
| GPEIR MM-TRA 4. To minimize the number and length of vehicle trips travelled within the planning area, the General Plan Land Use Plan shall provide for a balance and mix of employment and housing opportunities. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 5. The Town shall encourage the use of mass/public transit, and collaborate with | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| the Victor Valley Transit Authority (VVTA) to ensure the ongoing operation and expansion of fixed route bus and demand responsive systems. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 6. The Town shall require that new development projects on arterial roadways incorporate bus pullouts, to allow buses to leave the flow of traffic and reduce congestion. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 7. The Town shall encourage the use of multi-occupant modes of transportation, and shall encourage employers to utilize telecommuting opportunities, home-based employment, and part-time or non-peak hour work schedules. | Ongoing | Town | Planning and Engineering Departments | |
| GPEIR MM-TRA 8. The Town shall develop a program to retrofit bus pullouts on built-out streets, wherever possible, and shall implement them through the Capital Improvement Program. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 9. The Town shall enhance and expand its comprehensive Master Plan of continuous, convenient multi-use trails and bicycle routes that connect residential, commercial, schools, parks and other community activity centers. | SPR | Town | Planning Division, Apple Valley Fire Protection District | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 10. The Town shall consult and coordinate with the County of San Bernardino and the California Department of Transportation to ensure the provision of adequate all-weather crossings along critical roadways. | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR MM-TRA 11. The Town shall ensure that sidewalks are provided on all roadways that are 88 feet wide or wider. In Rural Residential land use areas, the Town shall ensure that designated pathways are provided. | SPR | Town | Planning Division, Engineering Department | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 12. The Town shall confer and coordinate with the Apple Valley Unified School District to develop and implement safe routes to school. | SPR | Town | Planning Division | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 13. The Town shall proactively consult and coordinate with the County of San Bernardino to ensure that the local airport continues to meet the Town’s existing and future transportation, commercial and emergency response needs. | SPR | Town | Planning Division | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 14. The Town shall require, as necessary, project-specific and/or phase-specific traffic impact analyses for subdivision and other project approvals. Such analyses may be required to identify build out and opening year traffic impacts and service levels, and may need to exact mitigation measures required on a cumulative and individual project or phase basis. | SPR | Town | Planning Division, Engineering Department | Completed with SIS/MND November, 2024 |
| GPEIR MM-TRA 15. Concurrent with construction, all new development proposals located adjacent to public roadways shall be required to install all improvements to their ultimate General Plan half-width. | SPR | Town | Planning Division, Engineering Department | Completed with SIS/MND November, 2024 |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR MM-TRA 16. The Town shall continue to monitor roadway segments where the daily Volume to Capacity ratio analysis indicates that build out traffic volume will “potentially exceed capacity.” | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 17. The Town shall review traffic volumes resulting from General Plan build out to coordinate, program and if necessary, revise road improvements. This review shall take place every five years. | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 18. All new development shall be required to pay a “fair share” of improvements to surrounding roadways, bridges and signals that are impacted by and are located within and surrounding the development project. | Prior to Occupancy | Developer | Engineering Department | |
| GPEIR MM-TRA 19. The Town shall ensure that pedestrian access is preserved and enhanced by means of the following: improved sidewalks, pedestrian walkways, lighting and landscaping designs and connections to existing sidewalks and trails. | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 20. New development proposals shall be required to construct bicycle lanes in conjunction with off-site improvements. | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |
| GPEIR MM-TRA 21. New development proposals shall be required to construct recreational trails in conjunction with off-site improvements. | SPR | Town | Engineering Department | Completed with SIS/MND November 2024 |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR MITIGATION MONITORING/REPORTING PROGRAM (GPEIR, pp. III-316 through III-317.) | | | | |
| GPEIR MMRP TRA-A. The Town shall review and update the master roadway plans to identify facilities where capacity is at or near full utilization. The schedule for securing right-of-way and constructing improvements shall be consistent with projected needs and standards as established in the Circulation Element and this EIR. Necessary improvements will be incorporated into the Town's Capital Improvement Plan. | SPR | Town | Planning, Engineering Departments | Completed with SIS/MND November 2024 |
| GPEIR MMRP TRA-B. The Town shall periodically confer and coordinate with the County of San Bernardino, California Department of Transportation, SCAG, SANBAG and adjoining jurisdictions regarding transportation planning activities, to assure the coordination of planning and construction efforts of major roadway improvements along identified critical roadways, and that Town programs, policies and strategies are provided full consideration in resolving regional transportation issues affect the community. | SPR | Town | Public Works Division, Planning Division, Town Engineer, County of San Bernardino, California Department of Transportation, SCAG, SANBAG | Completed with SIS/MND November 2024 |
| Solid Waste | | | | |
| GPEIR SOLID WASTE MITIGATION MEASURES (GPEIR, p. III-257.) | | | | |
| GPEIR MM SW-1. The Town and its solid waste disposal service provider shall continue to consult and coordinate to maintain and surpass, where possible, the provisions of AB 939 by means of expanded recycling programs to divert resources | SPR | Town | Public Works Division, | Completed with SIS/MND November 2024 |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| from the waste stream that can be returned to productive use. | | | | |
| GPEIR MM SW-2. To the greatest extent feasible, the Town shall encourage commercial and industrial establishments to minimize the amount of packaging and potential waste associated with product manufacturing and sales. | SPR | Town | Public Works Division, | Completed with SIS/MND November 2024 |
| GPEIR MM SW-3. Recycling provisions for single-family and multi-family residential dwelling units shall continue to be included in the Town’s solid waste disposal contracts. | SPR | Town | Public Works Division, | Completed with SIS/MND November 2024 |
| GPEIR MM SW-4. Recycling provisions for commercial and business establishments should include separate recycling bins. Items to be recycled at commercial establishments may include white paper, legal computer paper, cardboard, glass, and aluminum cans. | Plan Review of Construction Plans | Developer, Architect | Building Department | |
| GPEIR MM SW-5. As landscaping debris comprises a significant percentage of residential solid waste, developers shall contract for professional landscaping services from companies which compost green waste. Several landscaping companies in the Apple Valley/Victorville area are currently composting for waste disposal. On-site composting and grass recycling (whereby grass clippings are left on the ground) is also encouraged wherever possible. | Prior to Occupancy | Developer | Public Works | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| GPEIR MITIGATION MONITORING/REPORTING PROGRAM (GPEIR, p. III-257.) | | | | |
| <p>GPEIR SW MMRP-A. The Town Planning Division and Building and Safety Division shall review project development plans and confer and coordinate with project developers to assure the provision and maintenance of recycling containers that correspond with current Town programs and those planned in the future.</p> | <p>Plan review of Construction Plans</p> | <p>Developer, Architect</p> | <p>Planning Division, Building and Safety Division, Burrtec Waste Industries, Inc.</p> | |
| <i>Tribal Cultural Resources – Standard Mitigation Measures</i> | | | | |
| <p>MM TCR 1- Contractor Awareness Training The lead agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting, as determined appropriate by the archaeologist.</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning Division, Building and Safety Division</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>MM TCR-1. Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, Tribal monitors representing the MBMI shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”).</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |
| <p>MM TCR-2. Treatment of Cultural Resources. If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria.</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>MM TCR-2. Treatment of Cultural Resources con't</p> <p>Representatives from the YSMN & MBMI, the archaeologist/applicant, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary.</p> | | | | |
| <p>Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN & MBMI. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| temporarily curated on-site. It is the preference of YSMN & MBMI that removed cultural material be reburied as close to the original find location as possible. | Prior to ground disturbance | Developer, Contractor, Archaeologist | Planning, Tribal Monitor | |
| However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN & MBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. | Prior to ground disturbance | Developer, Contractor, Archaeologist | Planning, Tribal Monitor | |
| Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN & MBMI. | Prior to ground disturbance | Developer, Contractor, Archaeologist | Planning, Tribal Monitor | |
| All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN MBMI outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.). If avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN & | Prior to ground disturbance | Developer, Contractor, Archaeologist | Planning, Tribal Monitor | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>MBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 California Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN & MBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN & MBMI.</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |
| <p>MM TCR-3. Inadvertent Discoveries of Human Remains/Funerary Objects. In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>MM TCR-3. Inadvertent Discoveries of Human Remains/Funerary Objects. con't Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify YBMN and MBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code §7050.5(c).</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |
| <p>The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code §5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>MM TCR-3. Inadvertent Discoveries of Human Remains/Funerary Objects. con't</p> <p>recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code §5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall</p> | <p>Prior to ground disturbance</p> | <p>Developer, Contractor, Archaeologist</p> | <p>Planning, Tribal Monitor</p> | |
| <p>be accomplished in compliance with the California Public Resources Code §5097.98(a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to reburial the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial,</p> | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| pursuant to the specific exemption. | | | | |
| With implementation of MM TCR-1 through MM TCR-3 , impacts would be less than significant. set forth in California Government Code §6254(r). | | | | |
| YSMN SPECIFIC TRIBAL MITIGATION MEASURES | | | | |
| YSMN CUL-1 Monitoring and Treatment Plan A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. 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. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan. | SPR | Developer | Town Planning Division, YSMN Monitor | Completed with SIS/MND November 2024 |
| YSMN CUL-2 Archaeological Monitoring An archaeological monitor with at least 3 years | Prior to ground disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <p>of regional experience in archaeology may, at the discretion of the YSMN Tribe, be present for any ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). The project shall comply with all other stated mitigation measures relating to inadvertent discovery of YSMN tribal resources on the project site.</p> | | | | |
| <p>YSMN TCR-1 Treatment of Cultural Resources During Project Implementation</p> | | | | |
| <ul style="list-style-type: none"> If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: | <p>Ground Disturbance</p> | <p>Developer, Archaeologist</p> | <p>Planning Division, YSMN Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| <ul style="list-style-type: none"> If the professional archaeologist determines that the find does not represent a cultural resource in concurrence with the Yuhaaviatam of San Manuel Nation (YSMN, formerly the San Manuel Band of Mission Indians), work may resume immediately and no agency notifications are required. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies as well as YSMN. The agencies and YSMN shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed, until the lead agencies and YSMN, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction. | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| YSMN TCR-1 Treatment of Cultural Resources During Project Implementation con't | | | | |
| Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |
| Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |
| It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |

| and basic recordation of cultural resources have been completed, and a final monitoring report | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| YSMN TCR-1 Treatment of Cultural Resources During Project Implementation con't | | | | |
| <p>has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for</p> | | | | |

| those fees. | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN. | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |
| YSMN TCR-2 Inadvertent Discoveries of Human Remains | | | | |
| If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make rec- | Ground Disturbance | Developer, Archaeologist | Planning Division, YSMN Monitor | |

| ommendations concerning treatment of the | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| YSMN TCR-2 Inadvertent Discoveries of Human Remains con't | | | | |
| <p>remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius (within a 100-foot buffer of the find) until the lead agencies and YSMN, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p> | | | | |
| MBMI SPECIAL TRIBAL MITIGATION MEASURES Cultural Resource Mitigation Measures: | | | | |
| <p>MBMI CR-1: Native American Treatment Agreement Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor shall</p> | <p>Prior to issuance of grading permit</p> | <p>Developer, Archaeologist</p> | <p>Planning Division, MBMI Monitor</p> | |

| be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| 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 shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources. | | | | |
| MBMI CR-2: Retention of Archaeologist 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 shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeolog- | Prior to Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |

| ical and tribal cultural resources that may be encountered during ground-disturbing activities as | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| well as the procedures to be followed in such an event. | | | | |
| MBMI CR-3: Cultural Resource Management Plan Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) 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 schedule. | Prior to Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| MBMI CR-4: Pre-Grade Meeting The retained qualified archeologist 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. | Prior to Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| MBMI CR-5: On-site Monitoring During all ground-disturbing activities the qualified archaeologist and the Native American monitor | Prior to Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |

| shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, | | | | |
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| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring. | | | | |
| MBMI CR-6: Inadvertent Discovery of Cultural Resources In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor 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. | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |

| constructed. All work shall be diverted away from the vicinity of the find, so that the find can be | | | | |
|--|---|--|--|--------------------------|
| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
| <p>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 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. B. If avoidance is not feasible, Preservation in place. 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. C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the</p> | <p>Ground Disturbance Ground Disturbance Ground Disturbance</p> | <p>Developer, Archaeologist Developer, Archaeologist Developer, Archaeologist</p> | <p>Planning Division, MBMI Monitor Planning Division, MBMI Monitor Planning Division, MBMI Monitor</p> | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
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| MBMI CR-7 con't: | | | | |
| <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 §7050.5.</p> | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| <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 §5097.9.</p> | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| <p>D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), 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 per-</p> | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible for Monitoring | Date of Completion/Notes |
|--|----------------------------------|--------------------------------------|--------------------------------------|--------------------------|
| petuity. | | | | |
| MBMI CR-7 con't: | | | | |
| The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Division. | Ground Disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| MBMI CR-8: FINAL REPORT: The final report[s] created as a part of the project AMTP, 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 ll parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s]. | Completion of Ground disturbance | Developer, Archaeologist | Planning Division, MBMI Monitor | |
| TNPB SPECIFIC TRIBAL MITIGATION MEASURES Cultural Resources Mitigation Measures | | | | |
| TNPB CR-1: The Tribe requests that the lead agency follow specific conditions for all cultural resources on any developmental plans or entitlement applications. | As noted herein | Developer, Archaeologist | Town Planning Division, YSMN Monitor | |

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