

Attachment 10, Exhibit B:
Mitigation Monitoring and Reporting Program

**MITIGATION MONITORING & REPORTING PROGRAM
Watson High Desert Logistics Project**

Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
Aesthetics	<p>General Plan Mitigation Measure 1 Signage shall be in compliance with the Town’s sign ordinance and shall be limited to the minimum size, scale and number needed to provide functional information, thereby minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the area.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy
	<p>General Plan Mitigation Measure 2 Compliance with the Town’s performance and design standards for landscaping, building coverage and setbacks, building design and height, architectural finishes, walls, fences and utility structures will be required of all development and redevelopment projects.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 4 The Town’s performance and design standards for lighting shall be maintained and implemented.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 5 In addition to being in compliance with the Town’s lighting ordinance, supplementary lighting recommendations include:</p> <ul style="list-style-type: none"> a. External lighting shall be limited to the minimum height, fewest number and lowest intensity required to provide effective levels of illumination. b. Every reasonable effort shall be made to reduce spillage, both to protect residential use areas from excessive levels of illumination and to preserve dark skies at nighttime. c. Elevated lighting, including but not limited to parking lot lighting, shall be full-cutoff fixtures. d. Lighting fixtures in the vicinity of the airport shall be compatible with airport operations. 	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 6 Overhead utility lines shall be undergrounded to the greatest extent possible through the maintenance of an undergrounding program.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of grading permits
Air Quality	<p>General Plan Mitigation Measure 1 Grading and development permits shall be reviewed and conditioned to require the provision of all available methods and technologies to assure minimal air quality emissions from development. See 2009 EIR Table III-21.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 2 As part of the grading permit process, developers shall concurrently submit a dust control plan as required by MDAQMD in compliance with Rule 403. See 2009 EIR Table III-22.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 3 Prior to grading activities, a wind erosion control plan that among other things addresses soil stabilization techniques shall be submitted to the Apple Valley Building Division to assure that dust control is realized for all projects.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits

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	<p>General Plan Mitigation Measure 5 All construction activities within the Town of Apple Valley shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust in accordance with the Mojave Desert Planning Area PM10 Attainment Plan.</p>	Project Proponent/ Town Planning Department	During construction activities
	<p>General Plan Mitigation Measure 19 A PM₁₀ Management Plan for construction operations shall be submitted with all development proposal applications. Plans shall include dust management controls, which can reduce PM emissions.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 20 To reduce construction-related traffic congestion, developers and contractors shall implement the following mitigation measures:</p> <ul style="list-style-type: none"> a. configure construction equipment parking to minimize traffic disturbance b. minimize obstruction of through-traffic lanes c. provide a flag person to ensure safety at construction sites, as necessary d. schedule operations affecting roadways for off-peak traffic hours e. provide rideshare incentives to construction personnel 	Project Proponent/ Town Planning Department	During construction activities
	<p>General Plan Mitigation Measure 21 To minimize construction equipment emissions, developers shall implement the following measures:</p> <ul style="list-style-type: none"> a. wash off trucks leaving the site b. require trucks to maintain two feet of freeboard c. properly tune and maintain construction equipment d. use low sulfur fuel for construction equipment 	Project Proponent/ Town Planning Department	During construction activities
	<p>General Plan Mitigation Measure 22 To minimize indirect-source emissions, developers may:</p> <ul style="list-style-type: none"> a. implement energy conservation measures beyond state and local requirements b. install low-polluting, high-efficiency appliances c. install solar pool and water heaters, where feasible d. landscape with appropriate drought-tolerant species to reduce water consumption and provide passive solar benefits e. install energy-efficient street lighting 	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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	<p>General Plan Mitigation Measure 23 To minimize building energy consumption, developers shall be encouraged to implement the following:</p> <ul style="list-style-type: none"> a. improve the thermal integrity of buildings b. utilize window glazing, wall insulation, and efficient ventilation methods c. introduce efficient heating and appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units d. incorporate appropriate passive solar design and solar heaters e. use devices that minimize the combustion of fossil fuels 	Project Proponent/ Town Planning Department	Prior to issuance of building permits
GHG Emissions	<p>GHG-1 Establish an employee carpooling program, including incentives (preferred parking, flex time incentives, etc.) for participating employees.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy for each future tenant
	<p>GHG-2 Provide employees with free or discounted public transit passes.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy for each future tenant
	<p>General Plan Mitigation Measure 10 All new development shall be required to install infrastructure prior to occupancy, which will encourage a well-planned, orderly development pattern.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy
	<p>General Plan Mitigation Measure 11 Advanced technology systems and effective management strategies shall be employed in order to improve the operational efficiency of transportation systems and the movement of people, goods, and services including synchronization of traffic lights and signals. New development that requires roadway and/or intersection improvements will be required to install such improvements such that these advanced traffic management systems may be easily implemented by the Town.</p>	Project Proponent/ Town Planning Department	On-going Town implementation and monitoring
	<p>General Plan Mitigation Measure 12 New projects shall incorporate design parameters that allow for frequent, reliable, and convenient public transit.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 15 Idling time for commercial, delivery, and construction vehicles shall be regulated and limited.</p>	Project Proponent/ Town Planning Department	During construction activities and prior to issuance of certificate of occupancy

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	<p>General Plan Mitigation Measure 16 Landscaping designs shall use trees and other vegetation to maximize the shading of buildings in order to reduce energy requirements for heating and cooling.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 17 Planting and preserving existing trees shall be utilized as means of providing carbon storage. Preserving existing trees shall be encouraged during the development review of new projects. The Town shall formulate minimum tree planting standards to be applied during the development review of a project.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 19 The Town shall promote the use of LEED (Leadership in Energy and Environmental Design) building practices for public and private development by considering the utilization of such building practices as a factor favoring project approval during the entitlement process. Sustainable or “green” building standards similar to LEED shall also be considered favorably. Alternative energy systems such as solar, thermal, photovoltaics and other clean energy systems shall be integrated in building design. Building design shall take advantage of shade, prevailing winds and sun screen to promote energy efficiency.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 21 Promote the use of facilities for low/zero carbon fueled vehicles in new developments, such as the charging of electric vehicles from green electricity sources.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy
	<p>General Plan Mitigation Measure 25 Utilize Energy Star equipment and appliances for new development and encourage replacement appliances to be energy efficient. The voluntary commitment to such a requirement by project applicants shall be considered a factor in favor of project approval.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy for each future tenant
	<p>General Plan Mitigation Measure 33 Ride sharing, carpooling, flexible work scheduling, telecommuting and Park & Ride programs shall be encouraged for public and private employers.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy for each future tenant
Biological Resources	<p>BIO-1 The western Joshua tree is a State candidate threatened species and as such an Incidental Take Permit (ITP) shall be obtained from the California Department of Fish and Wildlife (CDFW) prior to Project activities through the provisions outlined in the Western Joshua Tree Conservation Act (WJTCA). Pursuant to the WJTCA, mitigation for the western Joshua tree can be acquired through payment of an in lieu mitigation fee on a per tree basis. Monetary amounts for each removed western Joshua tree include: (1) One thousand dollars (\$1000) for each western Joshua tree 5 meters (16.40 feet) or greater in height, (2) Two hundred dollars (\$200) for each western Joshua tree 1 meter (3.28 feet) or greater but less than 5 meters (16.4 feet) in height, and (3) One hundred twenty-five dollars (\$125) for each western Joshua tree less than 1 meter (3.28 feet) in height.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits

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	<p>BIO-2 If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities in the construction area.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits
	<p>BIO-3 If an active nest (i.e., a nest with eggs or fledglings) is located during pre-construction surveys or at any point during the construction phase of the Project, the Town shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permit and during construction activities
	<p>BIO-4 A qualified Biologist shall conduct pre-disturbance clearance survey for the desert kit fox within 7 days prior to initiation of ground-disturbing activities (i.e., grubbing, grading, disking, etc.) and within 300 feet of the Project sites. If the desert kit fox is not detected during the pre-disturbance clearance survey in an active den, then no additional action is required. If the desert kit fox is detected on-site in an active den, then the Project Applicant shall coordinate with the Town to determine if “take” would occur with consideration of avoidance measures. If a “take” would occur, then the Project Applicant shall coordinate with the California Department of Fish and Wildlife (CDFW) prior to conducting any ground-disturbing activities associated with the Project sites and create a relocation plan to avoid/minimize impacts to this species. An avoidance buffer of 300 feet shall be implemented around the active den until the den is determined to be inactive.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits
	<p>BIO-5 A qualified Biologist shall conduct a pre-disturbance desert tortoise clearance survey within three days prior to site ground-disturbing activities (e.g., clearing and grubbing, grading, etc.). If desert tortoises are not detected during the pre-disturbance desert tortoise clearance survey, then no additional action is required. If desert tortoises are detected on-site, the Project Applicant shall coordinate with the Town to determine if “take” would occur with consideration of avoidance measures. If a “take” would occur, then the Project Applicant shall obtain take authorization under the Endangered Species Act and the California Endangered Species Act (CESA), likely in the form of an Incidental Take Permit (ITP) issued by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) prior to conducting any ground-disturbing activities, or would need to avoid conducting any project-related ground-disturbing activities within the portions of the project site deemed to be occupied by desert tortoise by a qualified Biologist.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits

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	<p>BIO-6 Focused surveys for burrowing owls shall be performed according to California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation, which requires a series of four visits during the breeding season or four visits during the non-breeding season. If survey results are positive, meaning there are burrowing owl(s) occupying burrow(s), including nest burrows with eggs or fledglings, the Project Applicant shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan, which shall be approved by the Town of Apple Valley. The Burrowing Owl Mitigation Plan shall contain the following elements at a minimum:</p> <ul style="list-style-type: none"> • Avoidance of burrowing owls during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through January 31) or a 200 to 500 meter radius around occupied burrows during the breeding season (February 1 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owl(s) have dispersed from the area; or (2) breeding owls have fledged their juveniles from the nesting burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area. • A plan for implementing a passive relocation plan for nonbreeding owls, should it be needed. The passive relocation plan shall include a plan for monitoring for burrowing owls at occupied and unoccupied burrows, closure of unoccupied burrow(s) after they have been determined not to be occupied by burrowing owl(s), eviction of the burrowing owl(s) from the occupied burrow(s), and closure of the formerly occupied burrow(s). Closures of both occupied and unoccupied burrows shall include the use of one-way doors at the burrow entrance(s) for at least 3 days prior to closure to ensure that the burrowing owl(s) or other wildlife have time to exit the burrow(s), followed by careful excavation of the burrow(s) by a qualified Biologist using hand tools, and refilling the burrow after the tunnel(s) and chamber(s) have been fully excavated. 	<p>Project Proponent, Biologist/Town Planning Department</p>	<p>Prior to issuance of grading permits</p>

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	<p>BIO-7 Regardless of the results of the focused surveys required by Mitigation Measure BIO-6, the Project Applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present on-site within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) 2012 guidelines protocol. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the Project site and areas within 500 feet from the Project boundary (where possible and appropriate based on habitat). All occupied burrows shall be mapped on an aerial photo. The Project Applicant shall provide a burrowing owl survey report and mapping to the Town, at least 30 days prior to the expected start of any Project-related ground disturbance activities or restart of activities. If the survey is positive for burrowing owls, the Project Applicant shall implement a Burrowing Owl Mitigation Plan, as detailed by Mitigation Measure BIO-6. If no burrowing owls are detected during the pre-construction survey, no further action is necessary.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits
	<p>BIO-8 Focused Crotch’s bumble bee surveys, in accordance with survey guidelines described in the 2023 California Department of Fish and Wildlife (CDFW) Survey Considerations for California Endangered Species Act (CESA) candidate Bumble Bee Species, shall be conducted within 1 year prior to ground-disturbing activities (i.e., grubbing, grading, diking, etc.). If the focused surveys are positive for Crotch’s bumblebee, then the Project Applicant shall coordinate with the Town to determine if “take” would occur with consideration of avoidance measures. If a “take” would occur, then the Project Applicant shall obtain take authorization under the California Endangered Species Act (CESA) in the form of an Incidental Take Permit (ITP) issued by CDFW prior to conducting any ground-disturbing activities. Requirements outlined in the ITP shall be used to offset impacts to this species.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits
	<p>BIO-9 Pursuant to Town of Apple Valley Municipal Code Chapter 9.76 the Project Applicant shall submit an application to the Town for removal or relocation of protected native desert plants protected under Municipal Code Chapter 9.76. The land use application and/or development permit approved for the proposed Project, which would constitute the removal permit for the pencil cholla, silver cholla, and beavertail cactus, may include permit conditions such as salvaging or incorporating the plant into the landscape plan of the Project. The Project Applicant would comply with final conditions of the land use application and/or development permit when it is approved by the Town of Apple Valley.</p>	Project Proponent, Biologist/Town Planning Department	Prior to issuance of grading permits

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	<p>BIO-10 Focused Mohave ground squirrel surveys and trapping, in accordance with survey guidelines described in the 2023 California Department of Fish and Wildlife (CDFW) Mohave Ground Squirrel Survey Guidelines, shall be conducted within one year of initiation of ground-disturbing activities (i.e., grubbing, grading, diking, etc.). If the focused surveys are positive for Mohave ground squirrel, the Project Applicant shall obtain take authorization under the California Endangered Species Act (CESA) in the form of an Incidental Take Permit (ITP) issued by CDFW prior to conducting any ground-disturbing activities. Requirements outlined in the ITP shall be used to offset impacts to this species.</p> <p>BIO-11 The Project Applicant shall coordinate with the appropriate State and/or federal regulatory agencies prior to impacting any jurisdictional waters. Regulatory permits including a Regional Water Quality Control Board (RWQCB) Waste Discharge Requirement and a California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement would need to be acquired prior to impacts. The Project Applicant shall comply with the measures developed through consultation with the regulatory agencies and included in the appropriate agency permit.</p>	<p>Project Proponent, Biologist/Town Planning Department</p> <p>Project Proponent, Biologist/Town Planning Department</p>	<p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>
<p>Cultural Resources</p>	<p>CUL-1 Prior to any grading and/or other ground-disturbing activities, the Project Applicant will retain a qualified archaeological monitor to oversee any ground-altering activities. In the event that cultural resources are discovered during Project activities, all work within a 60-foot radius shall cease and any consulting tribes, including the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department, shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</p> <p>The archaeological monitor shall monitor the removal of debris and/or vegetation, structure demolition, grading, and excavation; and identify, record, recover, and report all resources. Monitoring shall be considered complete and may be discontinued at the conclusion of grading/ground-disturbing activities, or at an earlier date should the qualified professional determine that onsite activities would not disturb cultural resources of potential significance.</p>	<p>Project Proponent, Contractor, Project Archaeologist, YSMN Monitor/Town Planning Department</p>	<p>Prior to issuance of grading permits and during ground-disturbing activities</p>

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	<p>CUL-2 Prior to any grading and/or other ground-disturbing activities, the Project Applicant will retain a qualified paleontologist/paleontological monitor to oversee any ground-altering activities. Additionally, a Paleontological Resource Impact Mitigation Program (PRIMP), as outlined below, shall be implemented.</p> <ol style="list-style-type: none"> 1. All mitigation programs should be performed by a qualified professional (project) paleontologist, defined as an individual with an M.S. or Ph.D. in paleontology or geology who has proven experience in San Bernardino County paleontology and who is knowledgeable in professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist. 2. Monitoring of mass grading and excavation activities shall be performed by a qualified paleontologist or paleontological monitor. Full-time monitoring for paleontological resources from the surface will be conducted in areas where grading, excavation, or drilling activities occur in undisturbed alluvium to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Monitoring is not warranted in disturbed soils, such as artificial fill, or in crystalline bedrock formations, should they become exposed. 3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface or, if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. 4. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth. 5. Preparation of recovered specimens to a point of identification and permanent preservation will be conducted, including screen washing sediments to recover small vertebrates and invertebrates if indicated by the results of test sampling. Preparation of any individual 	<p>Project Proponent, Contractor, Project Paleontologist/ Town Planning Department</p>	<p>Prior to issuance of grading permits and during ground- disturbing activities</p>
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	<p>vertebrate fossils is often more time consuming than preparation for accumulations of invertebrate fossils.</p> <p>6. All fossils must be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. The San Bernardino County Museum in Redlands, California, is the preferred institution for fossils recovered within the County of San Bernardino. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.</p> <p>7. Preparation of a final monitoring and mitigation report of findings and significance will be completed, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to and accepted by the appropriate lead agency (e.g., the Town of Apple Valley), will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.</p>		
Geology and Soils	<p>General Plan Mitigation Measure 2 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 3 Proper structural engineering, which takes into account the forces that will be applied to structures by anticipated ground motions, shall provide mitigation for ground shaking hazards. Seismic design shall be in accordance with the most recently adopted editions of the Uniform Building Code and the seismic design parameters of the Structural Engineers' Association of California.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 6 New development shall not be placed within natural flow paths or result in substantial changes to drainage patterns offsite.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 7 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 9 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits

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	<p>General Plan Mitigation Measure 10 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 15 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 watering construction sites prior to and during grading and site disturbance.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 17 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.</p>	Project Proponent/ Town Planning Department	Verify on plans prior to issuance of grading permits
	<p>General Plan Mitigation Measure 18 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 19 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, in accordance with ASTM Test Method D-1556-64 (74), or equivalent test method acceptable to the Town's Building and Safety Department.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of grading permits
	<p>General Plan Mitigation Measure 20 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 safe construction.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of grading permits

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	<p>General Plan Mitigation Measure 21 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 22 Positive site drainage shall be established during finish 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.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of grading permits
	<p>General Plan Mitigation Measure 23 Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following recommendations:</p> <ul style="list-style-type: none"> (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. (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. (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. 	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of grading permits
Hazards	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of certificate of occupancy

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	<p>General Plan Mitigation Measure 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 materials generation and handling, including but not limited to the following:</p> <ul style="list-style-type: none"> 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. 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 align="center">Future Tenant(s)Town Planning Department</p>	<p align="center">Verification of tenant compliance to be provided prior to issuance of tenant certificate of occupancy</p>
	<p>General Plan Mitigation Measure 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 align="center">Project Proponent/ Town Planning Department</p>	<p align="center">Prior to issuance of certificate of occupancy</p>
	<p>General Plan Mitigation Measure 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.</p>	<p align="center">Project Proponent/ Town Planning Department</p>	<p align="center">During construction activities</p>
<p align="center">Hydrology</p>	<p>General Plan Mitigation Measure 9 Future development proposals shall be required to submit a hydrology study and mitigation plan which conforms to the Apple Valley Master Plan of Drainage or the Apple Valley West/Desert Knolls Master Plan of Drainage and other regional and local requirements, policies, and programs.</p>	<p align="center">Project Proponent/ Town Planning Department</p>	<p align="center">The Project Proponent provided a hydrology study along with the submittal of the development application; Receipt shall be verified prior to issuance of grading permits</p>

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	<p>General Plan Mitigation Measure 10 All new development shall be required to incorporate, at the developer’s expense, adequate flood control mitigation, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains and to, as part of project development.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 11 Future flood control plans required of developers shall include specific recommendations and/or designs regarding pollution control techniques to be applied to keep pollutants, including herbicides, pesticides, and other hydrocarbons out of surface and groundwaters. Mitigation measures may include specifically designed open space areas such as artificial wetlands where nuisance and otherwise contaminated on-site runoff shall be retained separate from channels conveying off-site flows.</p>	Project Proponent/ Town Planning Department	The Project Proponent provided a hydrology study and WQMP along with the submittal of the development application; Receipt shall be verified prior to issuance of grading permits
	<p>General Plan Mitigation Measure 13 Stormwater retention shall be enforced through the development review process and routine site inspection.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Hydrology (Water Conservation)	<p>General Plan Mitigation Measure 3 The Town shall continue to implement its Water Conservation Plan ordinance and comply with State Assembly Bill 325 (AB 325) by limiting turfed areas in new projects, and requiring the use of native and other drought-tolerant planting materials, installing efficient irrigation systems and monitoring existing systems to ensure maximum efficiency and conservation.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 4 The Town shall require that all new developments use water conserving appliances and fixtures, including low-flush toilets and low-flow showerheads and faucets. The Town shall require the application of water-conserving technologies in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 5 The Town shall encourage the use of faucets, showerheads and appliances in new development that exceed Title 20 and Title 24 water efficiency requirements.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	<p>General Plan Mitigation Measure 6 The Town shall require that future development in the General Plan area has an adopted Water Supply Assessment in compliance with AB 610 and 221 prior to approval of development plans.</p>	Project Proponent/ Town Planning Department	WSAs have been prepared for the Project and appended to the EIR; Receipt shall be verified prior to issuance of building permits
	<p>General Plan Mitigation Measure 9 To the greatest extent practicable, the Town shall continue to require new development to connect to the community sewer system. Where sewer service is not available and lots are created of less than one (1) acre in size, the Town shall require the installation of “dry sewers” and the payment of connection fees for future sewer main extensions.</p>	Project Proponent/ Town Planning Department	The Project would connect to the sewer system; Specifications to be reflected on Project plans prior to issuance of building permits
	<p>General Plan Mitigation Measure 10 Consistent with community design standards and local and regional drainage plans, the Town shall provide development standards and guidelines for the construction of on-site storm water retention facilities.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of building permits
	<p>General Plan Mitigation Measure 11 The Town shall require that the development and maintenance of project-specific on-site stormwater retention/detention basins that implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies subject to all applicable regulations, standards and guidelines.</p>	Project Proponent/ Town Planning Department	Prior to issuance of grading permits
	<p>General Plan Mitigation Measure 12 The Town shall evaluate the potential of all proposed land use and development plans to create groundwater contamination hazards from point and non-point sources. The Town shall confer and coordinate as necessary with appropriate water agencies and water purveyors to ensure adequate review.</p>	Town Planning Department	On-going Town verification throughout plan check(s)
	<p>General Plan Mitigation Measure 14 The Town shall restrict the amount of turf planted on all new commercial, industrial, public facilities, multi-family and front yards of single-family residential projects to reduce the amount of water used for irrigation.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	General Plan Mitigation Measure 15 Irrigation design that reduces overspray and uses conservation techniques shall be required for all new commercial, industrial, public facilities and multi-family projects which will reduce the amount of water used and wasted on irrigation.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Hydrology (Public Services)	General Plan Mitigation Measure 1 All future development projects shall be subject to review by the Town and the applicable water purveyor to assess their potential impact on local groundwater supplies.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 3 The use of drought tolerant landscaping shall be encouraged in public and private development.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 4 Future development shall be required to conform to standards set forth in Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code. These measures include the installation of low-flush toilets, low-flow showerheads and faucets in all new construction.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Noise	General Plan Mitigation Measure 1 The Town shall continue to maintain and enforce its noise ordinance to ensure that noise impacts throughout the General Plan area are maintained at acceptable levels.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 2 The Town shall continue to require that all project designs comply with Title 25 (California Noise Insulation Standards) by ensuring that interior noise levels for residential development do not exceed 45 dBA.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 3 Final site plans for all proposed development projects in the General Plan area shall consider potential noise impacts, including residential site-orientation to shield outdoor living areas, incorporating additional setbacks from roadways, and constructing additional noise barriers where necessary.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 4 All development shall be designed to include and comply with requirements of State Code for lateral and vertical unit-to-unit airborne sound isolation. For multi-family residential and hotel development, design shall include vertical impact sound isolation.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 5 Project-specific development shall prepare construction drawings to determine exact specifications for window glass in buildings with unshielded first and second story windows.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 10 All construction equipment operating in the General Plan area shall be equipped with properly operating and well-maintained mufflers to limit noise emissions.	Project Proponent/ Town Planning Department	During construction activities

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	General Plan Mitigation Measure 11 To the greatest extent feasible, earth moving and hauling routes, and stockpiling and vehicle staging areas shall be situated away from existing residences.	Project Proponent/ Town Planning Department	During construction activities
	General Plan Mitigation Measure 12 Construction activities shall be conducted in compliance with the Town’s Noise Ordinance to ensure that acceptable noise levels are achieved during sensitive time periods.	Project Proponent/ Town Planning Department	During construction activities
	General Plan Mitigation Measure 13 Mechanical equipment for various buildings within the General Plan area shall be designed, selected and placed in consideration of the potential noise impacts on nearby residences within any development and in the surrounding community.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 15 Outdoor equipment such as cooling towers, air cooled condensers and refrigeration compressors and/or condenser units, as well as at air intake and discharge openings for building ventilation systems, shall be provided with silencers and/or barriers at or surrounding them, where necessary.	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of building permits
Public Services (Police Protection)	General Plan Mitigation Measure 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.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Public Services (Fire Protection)	General Plan Mitigation Measure 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.	Town Planning Department	On-going throughout plan check(s)
	General Plan Mitigation Measure 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.	Future Tenant(s)/ Town Planning Department	Prior to issuance of tenant certificate of occupancy
	General Plan Mitigation Measure 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.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Public Services (Water services)	General Plan Mitigation Measure 1 All future development projects shall be subject to review by the Town and the applicable water purveyor to assess their potential impact on local groundwater supplies.	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	General Plan Mitigation Measure 3 The use of drought tolerant landscaping shall be encouraged in public and private development.	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	<p>General Plan Mitigation Measure 4 Future development shall be required to conform to standards set forth in Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code. These measures include the installation of low-flush toilets, low-flow showerheads and faucets in all new construction.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Public Services (Wastewater)	<p>General Plan Mitigation Measure 1 To the greatest extent feasible, all new development shall connect to the existing wastewater treatment collection system, or otherwise comply with the Town’s Sewer Connection Policy.</p>	Project Proponent/ Town Planning Department	Specifications to be reflected on Project plans prior to issuance of building permits
Public Services (Solid Waste)	<p>General Plan Mitigation Measure 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.</p>	Future Tenant(s)/ Town Planning Department	Prior to issuance of tenant certificate of occupancy
	<p>General Plan Mitigation Measure 4 Recycling provisions for commercial and business establishments should include separate recycling bins. Items to be recycled at commercial establishments may include white paper, computer legal paper, cardboard, glass, and aluminum cans.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Recreation	<p>General Plan Mitigation Measure 1 The Town will require developers to participate in the Town’s parkland fee programs/Quimby requirements.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
Transportation	<p>General Plan Mitigation Measure 2 Street rights-of-way shall be provided as follows: <ul style="list-style-type: none"> a. 142 feet for a Major Divided Parkway b. 128 feet for Major Divided Arterials c. 104 feet for Major Roadways d. 88 feet for Secondary Roadways e. 60 to 66 feet for Collector Streets f. 66 feet for Industrial and Commercial Local Streets g. 60 feet for Local Streets h. 50 feet for Rural Streets and Cul-de-Sacs </p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	<p>General Plan Mitigation Measure 3 All Town streets shall be designed to have a minimum lane width of 12 feet.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 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.</p>	Town Planning Department	On-going Town action
	<p>General Plan Mitigation Measure 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.</p>	Town Planning Department	Although not applicable to the Watson Logistics Project, this is an on-going Town action
	<p>General Plan Mitigation Measure 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.</p>	Town Planning Department	Prior to issuance of tenant certificate of occupancy
	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	A Project-specific traffic impact analysis has been completed as part of the Project EIR; Receipt shall be verified prior to issuance of building permits
	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits
	<p>General Plan Mitigation Measure 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.</p>	Project Proponent/ Town Planning Department	Prior to issuance of building permits

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Impact Heading	Mitigation Measure	Responsible Party/Monitoring Party	Implementation Stage
	<p>General Plan Mitigation Measure 20 New development proposals shall be required to construct bicycle lanes in conjunction with off-site improvements.</p>	Project Proponent/ Town Planning Department	To be shown on street improvement plans and verified by the Town prior to issuance of building permits