

Mitigation Monitoring and Reporting Program Apple Valley 84 Project

State Clearinghouse No. 2025100104

Prepared for:

**Town of Apple Valley
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CEQA Requirements

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant environmental impacts. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code §21081.6; 14 Cal. Code Regs. §15091(d)).

The Town of Apple Valley will coordinate the monitoring of the mitigation measures and regulatory requirements with each applicable Town department or division, while various Town departments/divisions would be responsible for monitoring and verifying compliance of specific mitigation measures and regulatory requirements (see the beginning on page 3). Monitoring will include: 1) verification that each mitigation measure and regulatory requirement has been implemented; 2) recordation of the actions taken to implement each mitigation measure and regulatory requirement; and 3) retention of records in the project file.

Project Objectives

The objectives of the proposed Apple Valley 84 (the “Project”) include the following:

- To efficiently develop a vacant and underutilized property with industrial uses to help meet the regional demands for goods movement facilities.
- To expand economic development, facilitate job creation, and increase the tax base for the Town of Apple Valley by establishing new industrial development adjacent to established and planned industrial areas.
- To attract new businesses to the Town of Apple Valley and thereby provide a more equal jobs-housing balance in the Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment.
- To make efficient use of a property in the Town of Apple Valley by maximizing its buildout potential for employment-generating uses.
- To develop a Class A speculative industrial building in the Town of Apple Valley that is designed to meet contemporary industry standards, can accommodate a wide variety of users, and are economically competitive with similar industrial buildings in the local area and region.
- To develop an industrial building in close proximity to the I-15 and SR-18 freeways that can be used as part of the southern California goods movement network.

Overview of the Project

The Project Applicant, Covington Development Partners Inc., is seeking approval of General Plan Amendment (GPA) 2024-001, Zone Change (ZC) 2024-007, Development Code Amendment (DCA) 2024-001, Development Permit – Major Project 2025-013, Vesting Tentative Tract Map No. 21034, and Development Agreement for the construction and operation of one industrial building totaling approximately 1,381,412 square feet (sf), including 15,000 sf of office space and 15,000 sf of mezzanine space (the “Project”). Refer to EIR Section 3.0, *Project Description*, of the Draft EIR for a detailed description of the Project.

Mitigation Monitoring and Reporting Plan

This MMRP delegates responsibilities for monitoring the implementation of the Apple Valley 84 Project mitigation measures and applicable regulatory requirements and allows responsible Town entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure or regulatory requirement. The timing for monitoring and reporting is described in the monitoring and reporting summary table, below. Adequate monitoring requires demonstration of monitoring procedures and implementation of mitigation measures and regulatory requirements.

In order to enhance the effectiveness of the monitoring program, the Town will utilize existing systems where appropriate. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program during construction activities.

Program Changes

If changes are required to this MMRP, they will be made in accordance with CEQA and applicable provisions of the Town’s Municipal Code. Such changes could include reassignment of monitoring and reporting responsibilities and/or modifications to mitigation measures that achieve the same or better end results. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code §21081.6.

Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MMS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
4.1 Aesthetics					
Summary of Impacts					
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan? Would the Project have a substantial adverse effect on a scenic vista?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold b: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold c: In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold d: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.2 Air Quality					
Summary of Impacts					
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	MM 4.2-1 During construction, the construction contractor shall, at the minimum, use “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by Mojave Desert Air Quality Management District’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter of VOC or less for all interior and exterior building coatings. Alternatively, the applicant may utilize tilt-up a concrete building that does not require the use of architectural coatings. This mitigation measure shall be noted on construction drawings verified	Project Applicant	Town of Apple Valley Planning Division	During construction	Less than Significant Impact With Mitigation Incorporated

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	by the Town of Apple Valley prior to issuance of any construction permits and during coating activities.				
<u>Threshold b:</u> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Mitigation Measure MM 4.2-1 would apply.	Refer to MM 4.2-1 above	Refer to MM 4.2-1 above	Refer to MM 4.2-1 above	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold c:</u> Would the Project expose sensitive receptors to substantial pollutant concentrations?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

4.3 Biological Resources

Summary of Impacts

<u>Threshold a:</u> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<p>MM 4.3-1 A 30-day pre-construction survey for Burrowing Owl in compliance with CDFW’s Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (or most recent version), shall be conducted prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to safeguard that no owls have colonized the Project site.</p> <p>If Burrowing Owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project Applicant shall immediately inform the Town of Apple Valley to determine if “take” would occur and coordinate with CDFW if impacts to burrowing owl cannot be fully avoided to obtain an incidental take permit.</p> <p>If ground-disturbing activities occur, but the Project site is left undisturbed for more than 30 days, another pre-construction survey shall be conducted no less than fourteen (14) days prior to resuming ground-disturbing activities to safeguard that Burrowing Owl has not colonized the Project since it was last disturbed. If Burrowing Owls are found, the same coordination with CDFW in conjunction with the Town of Apple Valley described above shall be required.</p>	Qualified biologist	Town of Apple Valley Planning Department	Prior to initial ground-disturbing activities	Less-than-Significant Impact with Mitigation Incorporated
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THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.3-2 Prior to the issuance of grading permits, the Property Owner/Developer shall obtain authorization from CDFW under the Western Joshua Tree Conservation Act (WJTCA) and a native plant removal permit from the Town of Apple Valley for removal of any native desert plant that is protected by the Town of Apple Valley Plant Protection and Management Policy (Chapter 9.76), the County of San Bernardino’s Desert Native Plant Protection, the State Desert Native Plants Act (i.e., Food and Agricultural Code 80001 et seq.), and the WJTCA. The Project Applicant shall transplant impacted trees where feasible with priority given to smaller individuals, and provide compensatory mitigation as required (e.g., payment of WJTCA in-lieu fees into the state WJT Conservation Fund and/or purchase of conservation bank credits) at agency-approved ratios. Additionally, the Project Applicant shall avoid impacting clusters of cacti (e.g., silver cholla) where practicable by flagging/fencing them for avoidance. Where avoidance is not feasible, salvage whole cactus plants and/or pads prior to grading, and transplant them into protected open-space areas on the Project site or to an agency-approved off-site receiver location.</p>	Project Applicant	CDFW and Town of Apple Valley Planning Department	Prior to the issuance of grading permits	
	<p>MM 4.3-3 Prior to construction activities, a qualified Biologist shall develop and implement a worker environmental awareness program (WEAP) to increase the on-site worker’s recognition of and commitment to Burrowing Owl and Western Joshua Tree protection. The training shall occur prior to construction activities and educate workers on sensitive wildlife and native plants that could occur on site, clarify that collection or harm of such resources is strictly prohibited, review all relevant permit conditions (including any issued under the WJTCA), and outline stop-work and notification procedures in the event any protected species (or other unanticipated biological resource) is encountered during work.</p>	Qualified biologist	Town of Apple Valley Planning Department	Prior to construction activities	
	<p>MM 4.3-4 In order to ensure that construction activities are limited to the Project site boundaries, prior to the issuance of grading permits, a note shall be placed on the grading plan verified by the Town Engineer, which requires delineation of the limits of disturbance. Limits of grading and construction activities shall be clearly delineated with temporary construction staking, flagging, or similar materials. All workers and equipment shall confine activities within these defined limits to avoid inadvertent disturbance outside the approved impact area.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to the issuance of grading permits	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.3-5 Prior to the issuance of grading permits, a note shall be placed on the grading plan verified by the Town Engineer that the limits of disturbance are clear of debris, trash, and food waste that could attract wildlife. Trash shall be secured in containers and removed from the site regularly. To prevent the introduction or spread of invasive weeds, ensure all construction equipment arrives clean (free of mud or plant debris) and, where feasible, use only weed-free materials (e.g. mulch, fill). Promptly stabilize or re-vegetate any temporarily disturbed soils with native seed or plants per agency-approved plans.</p>	Project Applicant	Town of Apple Valley Engineering Department	Prior to the issuance of grading permits	
	<p>MM 4.3-8 Prior to commencement of ground disturbing Project activities, a focused visual encounter pre- construction clearance survey shall be conducted by a qualified biologist within suitable habitat for MGS . The survey shall be conducted on the Project site’s limits of disturbance within suitable habitat for Mohave ground squirrel during daylight hours by the qualified biologist who holds a CDFW Memorandum of Understanding for MGS and other species. If the survey or monitoring confirms presence, the Project Proponent shall contact CDFW immediately (within 24 hours) and fully avoid all impacts to Mohave ground squirrel or obtain an incidental take permit.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to ground-disturbing activities	
	<p>MM 4.3-9 Prior to initial ground disturbance, a qualified biologist shall conduct a focused pre-activity clearance survey for desert tortoise and desert tortoise sign within the Project site, prior to Project activities and adjacent accessible areas where Project activities could affect the species. The pre-construction clearance survey methods will be consistent with U.S. Fish and Wildlife Service 2019 desert tortoise survey guidance (USFWS, 2019). The survey shall utilize survey routes that provide 100-percent visual coverage for desert tortoise and their sign. If desert tortoise is observed, or if project activities may affect desert tortoise and complete avoidance is not feasible, work in the affected area shall stop and the Project Proponent shall coordinate with the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife to determine and obtain any required approvals or authorizations before activities resume. Project activities shall fully avoid impacts to desert tortoise to the maximum extent practicable or obtain a ESA/CESA authorizations if impacts are unavoidable.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to ground-disturbing activities	

THRESHOLD	MITIGATION MEASURES (MMS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.3-10 If Project activities are due to occur anytime during the Colony Active Period (generally April through August) for Crotch’s bumble bee, immediately prior to ground-disturbing activities and vegetation removal, a Designated Biologist shall conduct a survey of the entire Project site and a 50-foot buffer where floral resources are present to confirm Crotch’s bumble is not foraging on the Project site. If Crotch’s bumble bee is present, it shall be allowed to move out of harm’s way of its own volition and CDFW shall be notified immediately (within 24 hours). All impacts to Crotch’s bumble bee shall be fully avoided or if impacts are unavoidable a CESA ITP should be obtained.</p> <p>MM 4.3-11 Within 14-21 days prior to the beginning of surface disturbing activities, a qualified biologist shall conduct a focused pre-construction clearance survey to determine if active desert kit fox or American badger dens or sign of activity (e.g., tracks, scat, prey remains) are present within the Project site and within a 50-foot buffer of the of the disturbance area.</p> <p>If active natal dens (a den with pups, cubs, or kits) are detected, a minimum of 500-foot no disturbance buffer (reduction of the no-disturbance buffer may occur upon consultation with CDFW) shall be maintained until the den is confirmed by the qualified biologist as no longer active through on going monitoring as follows:</p> <p>Excavation and backfill of inactive and unoccupied dens within the Project site, shall only occur with dens in which the entirety of the den can clearly be seen (e.g., the den isn’t deep and doesn’t curve). In cases where the entirety of the den cannot be clearly seen, the CDFW-approved Designated Biologist(s) or Biological Monitor(s) shall monitor the den for 3 consecutive nights using infrared camera stations at the entrance(s). If no tracks or sign are observed at the den or no photos of desert kit fox or American badger are captured after 3 nights, then the den shall be excavated by hand and backfilled with handheld equipment or mechanized equipment.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to ground-disturbing activities and vegetation removal	
<p><u>Threshold b:</u> Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	No mitigation is required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<p><u>Threshold c:</u> Would the Project have substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>MM 4.3-6 Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Town of Apple Valley that impacts to 2.17 acres of non-riparian ephemeral streambeds that are subject to regulation under California Fish and Game Code Section 1600 and California Water Code Section 13260 have been mitigated through purchase of wetland establishment and or rehabilitation credits from an approved mitigation bank, including but not limited to the Mohave River Watershed Mitigation Bank, at a minimum 1:1 ratio. In addition, prior to issuance of grading permits, the Project Applicant shall provide the Town with evidence of demonstrating compliance with California Fish and Game Code Section 1600 and California Water Code Section 13260, as applicable.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to the issuance of grading permits	Less-than-Significant Impact with Mitigation Incorporated
<p><u>Threshold d:</u> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p>MM 4.3-7 In order to comply with Section 10 of the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code, any necessary vegetation clearing shall take place outside of the typical avian nesting season for protected species (February 1 through August 31).</p> <p>If work must occur during the nesting season for protected avian species, a qualified biologist shall conduct a pre-construction nesting bird survey of the work area and 500-foot buffer not more than 3 days prior to the onset of ground disturbance. If any active nests are found, the biologist shall establish an appropriate no-work buffer around the nest (typically 50–100 ft for songbird nests and 100–500 ft for raptors, adjusted based on species and observed behavior). Construction within the buffer will be deferred until the nest is no longer active (fledged or failed), as confirmed by the biologist. If Swainson’s hawk is detected nesting within or adjacent to the Project site and impacts cannot be fully avoided, the Project Proponent shall coordinate with CDFW regarding appropriate protective measures and any required authorization before work proceeds in the affected area.</p>	Qualified biologist	Town of Apple Valley Planning Department	Prior to any disturbance to the Project site	Less-than-Significant Impact with Mitigation Incorporated
<p><u>Threshold e:</u> Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	Mitigation Measure MM 4.3-2 would apply.	Refer to MM 4.3-2 above.	Refer to MM 4.3-2 above.	Refer to MM 4.3-2 above.	Less-than-Significant Impact with Mitigation Incorporated
<p><u>Threshold f:</u> Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	No mitigation is required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>1) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>2) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Town of Apple Valley Planning Department with evidence of same:</p> <p>a) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource.</p> <p>b) Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report. Copies of the report shall be provided to the Town for their records, any consulting tribes, and the South Central Coastal Information Center.</p> <p>c) Curation. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation.</p>				

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold b:</u> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Mitigation Measures MM 4.4-1 through 4.4-3 would apply.	Refer to MM 4.4-1 through 4.4-3 above.	Refer to MM 4.4-1 through 4.4-3 above.	Refer to MM 4.4-1 through 4.4-3 above.	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold c:</u> Would the Project disturb any human remains, including those interred outside of formal cemeteries?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.5 Energy					
Summary of Impacts					
<u>Threshold a:</u> Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.6 Geology and Soils					
Summary of Impacts					
<u>Threshold a:</u> Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project result in substantial soil erosion or the loss of topsoil?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold c:</u> Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e:</u> Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold f:</u> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM 4.6-1 Prior to the start of the proposed Project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, an outline of steps to follow if a fossil discovery is made, and the contact information for the Project paleontologist. The training shall be developed by the Project paleontologist.	Project Applicant	Town of Apple Valley Planning Department	Prior to the start of the proposed Project activities.	Less-than-Significant Impact with Mitigation Incorporated
	MM 4.6-2 Prior to the commencement of any ground-disturbing activities, the Project Applicant shall retain both a qualified paleontologist and paleontological monitor to prepare and implement a Paleontological Resource Impact Mitigation Project (PRIMP), which describes monitoring and fossil collection procedures. If a paleontological resource is discovered, the paleontologist or paleontological monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following: 1) Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity shall be halted to allow the paleontological monitor and Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If	Project Applicant	Town of Apple Valley Planning Department	Prior to the commencement of any ground-disturbing activities.	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>the fossils are determined to be potentially significant, the Project paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological resources as outlined in the paleontological mitigation plan for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity.</p> <p>In some cases, larger fossils, such as complete skeletons or large mammal fossils, require more extensive excavation and longer salvage periods. In the case of discovery of larger fossils, the paleontologist or paleontological monitor shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossils can be removed in a safe and timely manner.</p> <p>Bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) shall be performed if the deposits are identified to possess indications of producing fossil “microvertebrates” in accordance with “Microfossil Salvage” section of the Society of Vertebrate Paleontology guidelines to test the feasibility of the deposit to yield fossil bones and teeth.</p> <p>2) Fossil Preparation and Curation. The paleontological mitigation plan for the Project shall identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens shall be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 30 days after all laboratory work is completed. The cost of curation shall be assessed by the repository and will be the responsibility of the Project Applicant.</p> <p>3) Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity, and curation of fossils if necessary, the Project paleontologist shall prepare and submit</p>				

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	to the Town of Apple Valley a final paleontological mitigation report outlining the results of the mitigation and monitoring program. The report shall include a discussion of the location, duration, and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils and where fossils were curated.				

4.7 Greenhouse Gas Emissions

Summary of Impacts

<p><u>Threshold a:</u> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p>MM 4.7-1 The Project shall implement the following measure in order to reduce operational energy source GHG emissions to the extent feasible:</p> <ul style="list-style-type: none"> Commit to on-site solar generation sufficient to meet at least 75% of the Project’s total operational energy requirements from within the building envelope. Install Energy Star-rated heating, cooling, lighting, and appliances. Provide information on energy efficiency, energy-efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Project. Structures shall be equipped with outdoor electric outlets in the front and rear of the structures to facilitate use of electrical lawn and garden equipment. 	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of building permits	Significant and Unavoidable Impact
	<p>MM 4.7-2 In order to reduce the amount of waste disposed at landfills, the Project would implement a 75% waste diversion program. Prior to the issuance of building permits for the Project, the Project applicant shall provide building plans that include the following solid waste reduction measures:</p> <ul style="list-style-type: none"> Provide storage areas for recyclables and green waste in new construction, and food waste storage, if a pick-up service is available. Evaluate the potential for onsite composting. 	Project Applicant	Town of Apple Valley Planning Department	Prior to the issuance of building permits	
	<p>MM 4.7-3 To reduce water demands and associated energy use, subsequent development proposals within the Project site would be required to implement a Water Conservation Strategy and demonstrate a minimum 20% reduction in indoor and outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Prior to the issuance of building permits for the Project, the Project applicant shall provide building plans that include the following water conservation measures:</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to the issuance of building permits	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> • Install low-water use appliances and fixtures. • Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces. • Implement water-sensitive urban design practices in new construction. • Install rainwater collection systems where feasible 				
	<p>MM 4.7-4 The Project Applicant or successor in interest shall implement the following measures:</p> <ul style="list-style-type: none"> • The Project’s landscape plan shall incorporate drought-tolerant plants and use water-efficient irrigation techniques. • All appliance fixtures shall be Energy Star-rated. • All fixtures installed in restrooms and employee break areas shall be U.S. Environmental Protection Agency (U.S. EPA) WaterSense certified or equivalent. 	Project Applicant	Town of Apple Valley Planning Department	Prior to the issuance of building permits	
	<p>MM 4.7-5 As a condition of certificates of occupancy, all on-site cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be required to be powered by electricity. Each building shall include the necessary charging stations or other necessary infrastructure for cargo handling equipment. The building manager or their designee shall be responsible for enforcing these requirements.</p>	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	
	<p>MM 4.7-6 Electrical Infrastructure for Electric Equipment and Vehicles. The Project shall be designed to include electrical infrastructure to accommodate the required number of electric vehicle (EV) charging stations, the anticipated number charging stations for electric cargo handling equipment, and the potential installation of additional automobile and truck EV charging stations per Title 24, Part 11: California Green Building Standards Code (CALGreen). Electrical conduit shall be installed within reasonable locations (e.g., parking areas, at or near dock doors) at the time of building construction to satisfy this requirement. The Project’s electrical rooms shall be of sufficient size to accommodate the upsizing of electrical equipment to accommodate potential future electrical loads for electric truck charging stations at such time this technology becomes commercially available..</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	
	<p>MM 4.7-7 EV Charging Stations. Prior to issuance of a Certificate of Occupancy, Level 2 (or faster) EV charging stations shall be installed on-site for employees for the percentage of employee parking spaces commensurate with CALGreen requirements in effect at the time of building permit issuance plus additional charging stations equal to 5% of the total employee parking spaces in the building permit, whichever is greater. By the later of 2030 or whenever sufficient electric power is both commercially available</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	and is no more than 25% more expensive than diesel or gasoline, Level 2 (or faster) electric vehicle charging stations shall be installed for 25% of the employee parking spaces required.				
	<p>MM 4.7-8 Sustainable Energy, Waste, and Water Design Measures. The Project Applicant or successor in interest shall implement the following measures:</p> <ul style="list-style-type: none"> Structures shall be equipped with outdoor electric outlets in the front and rear of the structures to facilitate use of electrical lawn and garden equipment. Storage areas shall be provided for recyclables and green waste, as well as food waste storage if a pick-up service is available. The roof shall provide R-19 insulation to decrease overall energy consumption and increase occupant comfort. A timer system for lighting to ensure that lights shall be switched off during times of non-operation shall be installed on the Project site. 	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	
	<p>MM 4.7-9 Design of Ingress/Egress Points. Entry gates into the loading dock/truck court areas shall be sufficiently positioned to ensure that all truck and other vehicles are contained on site and inside the property line. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to the Project shall be strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the Project site.</p>	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	
	<p>MM 4.7-10 Measures to Reduce the Urban Heat Island Effect. The following measures shall be implemented to reduce the urban heat island effect:</p> <ul style="list-style-type: none"> The Project's roof structures shall be designed to include "cool roof" materials with a minimum aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of CALGreen, Table A5.106.11.2.3 for Tier 1 standards. Sufficient shade trees shall be provided throughout the Project site so that at least 30% of the automobile parking areas will be shaded within 15 years after Project construction is complete (excluding the truck courts where trees cannot be planted due to interference with truck maneuvering). 	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy	
	<p>MM 4.7-11 Truck Requirements and Restrictions. The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:</p>	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of certificates of occupancy and during all ongoing business operations	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> Only haul trucks meeting California Air Resources Board (CARB) model year 2010 (or newer) engine emission standards shall be used for the on-road transport of materials to and from the Project site. In addition, tenants shall be in, and monitor compliance with, all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation. The building manager or their designee shall be responsible for enforcing these requirements. 				
	<p>MM 4.7-12 Idling Time Restriction. The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:</p> <ul style="list-style-type: none"> Upon commencement of operations, the tenant/operator of the Project shall be required to restrict truck idling on site to a maximum of 3 minutes, subject to exceptions defined by the CARB's commercial vehicle idling requirements. The building manager or their designee shall be responsible for enforcing this requirement. 	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Upon commencement of operations and during all ongoing business operations	
	<p>MM 4.7-13 Anti-Idling Implementation Measures. The following measures shall be implemented to reduce air pollutant emissions from idling:</p> <ul style="list-style-type: none"> Signage. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify the Project's three-minute idling restriction. At a minimum, each sign shall include: (1) instructions for truck drivers to shut off engines when not in use; (2) instructions for drivers of diesel trucks to restrict idling to no more than 3 minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; (3) telephone numbers of the building facilities manager and CARB to report violations; and (4) that penalties apply for violations. Prior to the issuance of an occupancy permit, the Town of Apple Valley shall conduct a site inspection to ensure that the signs are in place. Efficient Load Management. The facility operator(s) shall be required to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. Anti-Idling Training. Tenants and operators on the Project site shall ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for 	Property Manager/Facility Owner	Town of Apple Valley Planning Department	During all ongoing business operations	

THRESHOLD	MITIGATION MEASURES (MMS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>example, by requiring attendance at CARB-approved courses (such as the free, one-day Course #512).</p> <p>MM 4.7-14 Truck Routing Plan. The Project Applicant or successor in interest shall establish and submit for approval to the Town of Apple Valley a Truck Routing Plan that provides for routes between the Project site and the State Highway System. The Truck Routing Plan shall include measures, such as signage, pavement markings, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The Truck Routing Plan shall make every effort to avoid passing sensitive receptors, to the greatest extent possible, unless otherwise superseded by an applicable truck routing ordinance adopted by the Town of Apple Valley. The tenant/operator of the Project shall be responsible for enforcement of the Truck Routing Plan. A revised plan shall be submitted to the Town of Apple Valley prior to a business license being issued by the Town of Apple Valley for any new tenant/operator of the Project site. The revised plan shall expand upon the original Truck Routing Plan and describe the operational characteristics of the use of the tenant/operator, including, but not limited to, hours of operations, types of items to be stored within the building, and whether any modifications to the Project’s designated truck routes are necessary. The Town of Apple Valley shall have discretion to determine if changes to the Truck Routing Plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the Project. Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.</p> <p>MM 4.7-15 Transportation Demand Management Plan. For occupants with more than 250 employees, a Transportation Demand Management (TDM) program to reduce employee commute vehicle emissions shall be established, subject to review and approval by the Town of Apple Valley. The TDM plan shall apply to Project tenants through tenant leases. The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. Examples of trip reduction measures may include, but are not limited to:</p> <ul style="list-style-type: none"> • Transit passes • Car-sharing programs • Telecommuting and alternative work schedules • Ride sharing programs 	<p>Project Applicant</p> <p>Property Manager/Facility Owner</p>	<p>Town of Apple Valley Planning Department</p> <p>Town of Apple Valley Planning Department</p>	<p>Prior to a business license being issued</p> <p>Prior to issuance of occupancy permits</p>	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.7-16 Yard Sweeping to Reduce Fugitive Dust. The following measure shall be implemented during all ongoing business operations and shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:</p> <ul style="list-style-type: none"> • Yard and parking area sweeping shall be periodically conducted to minimize dust generation from the Project site. The building manager or their designee shall be responsible for enforcing this requirement. 	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits and during all ongoing business operations	
	<p>MM 4.7-17 Provision of Information Regarding Programs to Reduce Emissions from Trucks. Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the Town of Apple Valley demonstrating that occupants/tenants of the Project site have been provided informational documentation regarding:</p> <ul style="list-style-type: none"> • Funding opportunities that provide incentives for using cleaner than-required engines and equipment, such as the Carl Moyer Program and Voucher Incentive Program. The U.S. EPA SmartWay Program, which assists freight shippers, carriers, logistics companies, and other stakeholder partner with the U.S. EPA to measure, benchmark, and improve logistics operations and reduce air pollutant emissions from transport of cargo. 	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits	
	<p>MM 4.7-18 Fire Pump Requirements. All diesel-fueled fire pump shall meet U.S. EPA-certified Tier 4 Interim emissions standards, at a minimum.</p>	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits	
	<p>MM 4.7-19 The Project Applicant/Developer/Owner shall require tenants to use zero-emission light- and medium-duty trucks as part of business operations, if such trucks are commercially available, as reasonably determined by the Lead Agency.</p>	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits and during all ongoing business operations	
	<p>MM 4.7-20 The Project shall implement the following measures in order to reduce operational off-road equipment, stationary source, and on-road vehicle air pollutant emissions to the extent feasible:</p> <ul style="list-style-type: none"> • All diesel-fueled emergency generators shall be equipped with California Air Resources Board (CARB) Tier 4 Final compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. 	Project Applicant or Operator	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits and during all ongoing business operations	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> In anticipation of a transition to zero emissions truck fleets during the lifetime of the Project, at least four heavy-duty truck vehicle charging stations shall be installed on-site by the later of 2030 or whenever electric power is both available and is no more than 25% more expensive than diesel or gasoline. All heavy-duty vehicles engaged in drayage to or from the Project site shall be zero emission by the later of 2030 or whenever electric power is both available and is no more than 25% more expensive than diesel or gasoline. Meal options on site or shuttles between the facility and nearby meal destinations shall be provided, as feasible. Vegetation and tree canopy in and around the Project site shall be improved and maintained in accordance with the approved landscaping plan 				
	<p>MM 4.7-21 The following measures shall be included as part of contractual lease agreement language to ensure that tenants and operators of the Project are informed of the following operational responsibility:</p> <ul style="list-style-type: none"> Train staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also require facility operators to maintain records on site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request; Enroll in the U.S. Environmental Protection Agency’s SmartWay program, and if tenant owns, operates, or hires trucking carriers with more than 10 trucks to use carriers that are SmartWay carriers, as feasible 	Project Applicant or Operator	Town of Apple Valley Planning Department	Prior to issuance of occupancy permits and during all ongoing business operations	
	<p>MM 4.7-22 The following measures shall be implemented to reduce off-road equipment exhaust and off-site mobile source emissions during construction:</p> <ul style="list-style-type: none"> Require all generators, and all diesel-fueled off-road construction equipment greater than 75 horsepower, to be zero-emissions or equipped with California Air Resources Board (CARB) Tier 4 Final compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 	Project Applicant or Operator	Town of Apple Valley Planning Department	Prior to construction activities, issuance of occupancy permits and during all ongoing business operations	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. An exemption from these requirements may be granted by the Town of Apple Valley in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment (for example, another piece of equipment can be replaced with a zero-emission equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Final standards). Before an exemption may be considered by the Town, the applicant shall be required to demonstrate that at least two construction fleet owners/operators in the San Bernadino Region were contacted and that those owners/operators confirmed Tier 4 Final or better equipment could not be located within the San Bernardino Region. To ensure that Tier 4 Final construction equipment or better would be used during the proposed Project's construction, the applicant shall include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractors must demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.</p> <ul style="list-style-type: none"> • Provide infrastructure for zero-emission off-road construction equipment if the contractors selected to construct the Project plan to use zero-emission off-road construction equipment. • Provide electrical hook ups to the power grid, rather than diesel fueled generators, for contractors' electric construction tools, such as saws, drills and compressors. In applicable bid documents and contracts with contractors selected to construct the Project, include language requiring all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers, etc.) used during Project construction to be electric. 				

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> • Require construction equipment to be turned off when not in use. • Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1 of the California Green Building Standards Code Part 11. Prohibit off-road diesel-powered equipment from being in the “on” position for more than 10 hours per day, as feasible. • Designate an area in the construction site where electric-powered construction vehicles and equipment can charge, as feasible. • Keep on site and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications, as feasible. • Conduct an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts, as feasible. • Provide information on transit and ridesharing programs and services to construction employees, as feasible. • Provide meal options on site or shuttles between the facility and nearby meal destinations for construction employees, as feasible 				
	<p>MM 4.7-23 The Project shall be designed to include the following:</p> <ul style="list-style-type: none"> • Be able to achieve Leadership in Energy and Environmental Design (LEED) certification and meet or exceed California Green Building Standards (CalGreen) Tier 2 standards in effect at the time of building permit application. Documentation shall be provided to the Town of Apple Valley demonstrating that the Project meets this requirement prior to the issuance of building permits. 	Project Applicant	Town of Apple Valley Planning Department	Prior to issuance of building permits	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> Include the application of surface treatments (such as PURETi Coat or PlusTi) on impervious ground surfaces that lessen impervious surface-related radiative forcing. Include high efficiency particulate air (HEPA) air filtration systems within in all warehouse facilities. 				
<u>Threshold b:</u> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Mitigation Measures MM 4.7-1 through MM 4.7-23 would apply.	Refer to MM 4.7-1 through MM 4.7-23 above.	Refer to MM 4.7-1 through MM 4.7-23 above.	Refer to MM 4.7-1 through MM 4.7-23 above.	Significant and Unavoidable Impact
4.8 Hazards and Hazardous Materials					
Summary of Impacts					
<u>Threshold a:</u> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold d:</u> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold e:</u> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold f:</u> Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold g:</u> Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.9 Hydrology and Water Quality					
Summary of Impacts					
<u>Threshold a:</u> Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold e:</u> Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.10 Land Use Planning					
Summary of Impacts					
<u>Threshold a:</u> Would the Project physically divide an established community?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold b:</u> Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.11 Noise					
Summary of Impacts					
<u>Threshold a:</u> Would the Project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project generate excessive groundborne vibration or groundborne noise levels?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
4.12 Public Resources					
Summary of Impacts					
<p><u>Threshold a:</u> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Protection? Police protection? Schools? Parks? Other Public Facilities?</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.13 Transportation					
Summary of Impacts					
<p><u>Threshold a:</u> Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold b:</u> Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</p>	<p>MM 4.13-1 Prior to the issuance of the certificate of occupancy for the tenant, the Project operator or tenant shall: 1) prepare and submit a Transportation Demand Management (TDM) Program to the Town Engineer for review, detailing strategies for reducing the use of single occupant vehicles by employees; and 2) provide written documentation to the satisfaction of the Town that the TDM Program requirement is incorporated into any lease agreement for the project site to ensure enforceability. The TDM Program shall include all feasible transportation measures recommended by California Air Pollution Control Officers Association (CAPCOA) and analyzed in the VMT report (see <i>EIR Technical Appendix K2</i>) as calculated pursuant to the “CAPCOA Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity” or other substantial evidence. Transportation measures to be considered in the TDM Program may include, but are not limited to:</p> <ul style="list-style-type: none"> • T-7 Commute Trip Reduction (CTR) Marketing, to educate employees about their travel choices to the employment 	Property Manager/Facility Owner	Town of Apple Valley Planning Department	Prior to the issuance of the certificate of occupancy	Significant and Unavoidable Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT, including:</p> <ul style="list-style-type: none"> ○ Onsite or online commuter information services. ○ Employee transportation coordinators. ○ Onsite or online transit pass sales. ○ Guaranteed ride home service. <ul style="list-style-type: none"> ● T-8 Ridesharing Program. <ul style="list-style-type: none"> ○ Designating a certain percentage of desirable parking spaces for ridesharing vehicles. ○ Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles. ○ Providing an app or website for coordinating rides. ● T-10 End-of-Trip Bicycle Facilities. The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities may include bike parking, bike lockers, showers, and personal lockers. 				
<p><u>Threshold c:</u> Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold d:</u> Would the Project result in inadequate emergency access?</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p>4.14 Tribal Cultural Resources</p>					
<p>Summary of Impacts</p>					
<p><u>Threshold a:</u> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as</p>	<p>Mitigation Measures MM 4.4-1 through MM 4.4-3 would apply</p> <p>MM 4.14-1 Any culturally-affiliated Tribes (including the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department and/or Twenty-Nine Palms Band of Missian Indians) shall be contacted, as detailed in Mitigation Measure MM 4.4-1, of any pre-contact cultural resources discovered during grading activities, and be provided information regarding the nature of the find, so as to provide Tribal input with regard to significance and treatment. Should the find be deemed significant, as defined by CEQA, a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribe, and all subsequent finds shall be subject to this Plan. This Plan shall allow</p>	<p>Project Applicant</p>	<p>Town of Apple Valley Planning Department</p>	<p>Prior to issuance of grading permits and during all ground-disturbing activities</p>	<p>Less-than-Significant Impact with Mitigation Incorporated</p>

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	for a monitor to be present that represents the Tribe for the remainder of the Project, should the Tribe elect to place a monitor on-site. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.				
	MM 4.12-2 Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Project Applicant and Town for dissemination to the culturally-affiliated Tribes (including YSMN). The Town and/or Project Applicant shall, in good faith, consult with the Tribes (including YSMN) throughout the life of the Project.	Project Applicant	Town of Apple Valley Planning Department	Throughout life of Project	

4.15 Utilities and Service Systems

Summary of Impacts

Threshold a: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold b: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold c: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold d: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
Threshold e: Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact