

Lake Creek Logistics Center Project
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING & REPORTING PROGRAM
Lake Creek Logistics Center Project

Impact Heading	Mitigation Measure	Responsible Party/ Monitoring Party	Implementation Stage
Air Quality	MM 4.2-1 Construction Equipment Idling Restrictions. The idling of heavy construction equipment for more than 5 minutes shall be prohibited. Signage shall be posted throughout the construction site informing construction personnel of the idling time limit. Idling time limits shall be noted in construction specifications. Subject to all other idling restrictions, heavy construction equipment shall not be left in the “on position” for more than 8 hours per day.	Construction Contractor/Town of Apple Valley Planning Department	During construction activities
	MM 4.2-2 The Project Applicant or successor in interest shall implement the following measures: • 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 (EPA) WaterSense certified or equivalent.	Project Applicant or Successor/ Town of Apple Valley Planning Department	Prior to certificate of occupancy
	MM 4.2-3 Prior to the certificate of occupancy for each building, all on-site indoor and outdoor 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.	Project Applicant or Successor/ Town of Apple Valley Planning Department	Prior to certificate of occupancy
	MM 4.2-4 Solar Power. Prior to the issuance of building permits, the roofs of the warehouse buildings shall be designed to provide the structural capacity to accommodate roof-top solar panels. Prior to the issuance of certificate of occupancy for each building, the Project Applicant or successor in interest shall install rooftop solar panels that generate sufficient power to meet at least 10 percent (%) of the Project’s total operational base energy requirements from within the Project’s building envelope. The Town of Apple Valley shall verify the size and scope of the solar energy system based upon the analysis of the projected power requirements and generating capacity as well as the available solar panel installation space. In the event sufficient space is not available on the Project site to accommodate the needed number of solar panels to produce the operation’s base power use, the Project Applicant or successor in interest shall demonstrate how all available space has been maximized (e.g., roof) for solar energy system use. Areas that provide for truck movement may be excluded from these calculations unless otherwise deemed acceptable by the supplied reports and applicable building standards. The operation of the system shall commence only when it has received permission to operate from the applicable utility. The solar energy system owner shall be responsible for maintaining the system at not less than 80% of the rated power for 20 years. At the end of the 20-year period, the	Project Applicant or Successor/ Town of Apple Valley Planning Department	Prior to issuance of building permits

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	owners, operators, or tenants shall install a new photovoltaic system meeting the capacity and operational requirements of this measure, or continue to maintain the existing system, for the life of the Project. As the Project's demand for solar power increases, additional solar panels may be added to the Project.		
	MM 4.2-5 Sustainable Design/LEED Measures. The Project shall be designed so that it is able to achieve LEED certification at the time of building permit application. Documentation shall be provided to the Town of Apple Valley demonstrating that the Project meets this requirement prior to the issuance of building permits.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits
	MM 4.2-6 Sustainable Concrete Building Materials. The Project shall be designed with sustainable materials that will reduce 35% of the overall carbon footprint compared to other traditionally designed concrete tilt warehouses. The following measures shall be implemented: • The Project shall reduce overall concrete in the tilt walls by 30% by providing 4-inch foam insulation in the middle of the concrete panel (also known as composite panels). The foam insulation will result in an R value of R-19, while traditional concrete tilt walls have no R value, thereby reducing overall energy consumption and increasing occupant comfort. • The roof shall have a 10% reduction in steel because of the lighter concrete tilt walls due to the foam insulation. • The Project specifications shall require the use of sustainable concrete to reduce the Project's overall carbon footprint by 35%.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits
	MM 4.2-7 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.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits

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	MM 4.2-8 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.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to issuance of Certificate of Occupancy
	MM 4.2-9 Sustainable Energy, Waste, and Water Design Measures. The Project Applicant or successor in interest shall implement the following measures: • 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 or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits
	MM 4.2-10 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.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits

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	MM 4.2-11 Measures to Reduce the Urban Heat Island Effect. The following measures shall be implemented to reduce the urban heat island effect: - 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 or successor/Town of Apple Valley Planning Department	Prior to issuance of building permits
	MM 4.2-12 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: 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.	Project Operator/Town of Apple Valley Planning Department	During operational activities
	MM 4.2-13 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: 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.	Project Operator/Town of Apple Valley Planning Department	During operational activities
	MM 4.2-14 Anti-Idling Implementation Measures. The following measures shall be implemented to reduce air pollutant emissions from idling:	Project Operator/Town of Apple Valley Planning Department	During operational activities

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	• Signage. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify the Project's three-minute idling restriction. At a minimum, each sign shall include: (1) instructions for truck drivers to shut off engines when not in use; (2) instructions for drivers of diesel trucks to restrict idling to no more than 3 minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; (3) telephone numbers of the building facilities manager and CARB to report violations; and (4) that penalties apply for violations. Prior to the issuance of an occupancy permit, the Town of Apple Valley shall conduct a site inspection to ensure that the signs are in place. • Efficient Load Management. The facility operator(s) shall be required to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. • Anti-Idling Training. Tenants and operators on the Project site shall ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at CARB-approved courses (such as the free, one-day Course #512).		
	MM 4.2-15 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.	Project Applicant or Successor/Town of Apple Valley Planning Department	Prior to issuance of business license

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	MM 4.2-16 Prior to the issuance of the certificate of occupancy for each 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 Draft EIR <i>Technical Appendix K1</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: • T-11 Provide Employer-Sponsored Vanpool. Employer-sponsored vanpool service to provide groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting and reduce overall commute VMT. • T-7 Commute Trip Reduction (CTR) Marketing, to educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT, including: ○ Onsite or online commuter information services. ○ Employee transportation coordinators. ○ Onsite or online transit pass sales. ○ Guaranteed ride home service. • T-8 Ridesharing Program. ○ 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.	Project Operator/Town of Apple Valley Planning Department	Prior to issuance of certificate of occupancy

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	MM 4.2-17 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: 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.	Project Operator/Town of Apple Valley Planning Department	During operational activities
	MM 4.2-18 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: 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.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to tenant occupancy
	MM 4.2-19 Fire Pump Requirements. All diesel-fueled fire pump shall meet U.S. EPA-certified Tier 4 Final emissions standards, at a minimum.	Project Applicant or Operators/Town of Apple Valley Planning Department	During construction and operational activities
	MM 4.2-20 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.	Project Applicant or Operators/Town of Apple Valley Planning Department	During operational activities
	MM 4.2-21 Prior to the start of construction activities, the Project Applicant, or its designee, shall ensure that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Final engines.	Project Applicant/Town of Apple Valley Planning Department	Prior to construction activities

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	MM 4.2-22 Tenant lease agreements for cold storage uses within the Project shall include contractual language requiring all loading/unloading docks and trailer spaces be equipped with electrical hookups for trucks with transport refrigeration units (TRUs) or auxiliary power units or requiring that all TRUs entering the Project-site be plug-in capable.	Project Applicant or successor/Town of Apple Valley Planning Department	Prior to tenant occupancy
Biological Resources	MM 4.3-1 Take avoidance surveys 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. A qualified biologist shall conduct the initial take avoidance survey within thirty (30) to fourteen (14) days prior to ground Project disturbing activities and again within twenty-four (24) hours. If Burrowing Owls occupy the Project site prior to the initiation of ground-disturbing activities, the Project Applicant shall immediately inform CDFW in conjunction with the Town of Apple Valley to determine if "take" could occur and coordinate with CDFW to determine minimization and avoidance measures or to obtain an incidental take permit. It is the Project proponent's responsibility to fully avoid impacts to burrowing owl absent an incidental take permit. If time lapses between ground-disturbing activities occur, and the Project site is left undisturbed for more than 30 days, a take avoidance pre-construction survey shall be conducted between thirty (30) days) and no less than fourteen (14) days and again with 24 hours prior to resuming ground-disturbing activities to safeguard that Burrowing Owl does not occupy the Project site 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.	Project Applicant and Biologist/Town of Apple Valley Planning Department	Prior to ground-disturbing activities
	MM 4.3-2 A 30-day pre-construction clearance survey shall be conducted by a qualified Biologist in accordance with USFWS's clearance survey protocol, dated May 2019, for the Desert Tortoise prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.). The survey shall utilize perpendicular survey routes and ensure 100% visual coverage for desert tortoise and their sign (e.g., scat, tracks, burrows). If Desert Tortoises have colonized the Project site prior to the initiation of ground-disturbing activities, the Project shall immediately inform CDFW and USFWS in conjunction with the Town of Apple Valley to determine if "take" could occur and coordinate with CDFW and USFWS to determine minimization and avoidance measures or obtain an incidental take permit. It is the Project proponent's responsibility to fully avoid impacts to desert tortoise absent an incidental take permit.	Project Applicant and Biologist/ Town of Apple Valley Planning Department	Prior to ground-disturbing activities

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	If time lapses between ground-disturbing activities and the Project site is left undisturbed for more than 30 days, a pre-action clearance survey no more than 48 hours prior to the reinitiation of ground disturbing activities shall again be conducted immediately prior to surface disturbance to safeguard that Desert Tortoise have not colonized the Project site since it was last disturbed. If tortoises are found, the same coordination described above would be necessary.		
	MM 4.3-3 Prior to construction activities, a qualified Biologist shall develop and implement a worker awareness program to increase the on-site worker's recognition of and commitment to Burrowing Owl and Desert Tortoise protection. The program shall include identification of the species, legal protections, avoidance measures, and procedures in the event of an encounter.	Project Applicant/Town Engineer	Prior to construction
	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.	Project Applicant/Town Engineer	Prior to issuance of grading permits
	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. To avoid attracting predators and nuisance species, the Project site shall be clear of debris, where possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site.	Project Applicant and Project Biologist/ Town of Apple Valley Planning Department	Prior to issuance of grading permits
	MM 4.3-6 Prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging), the Project Applicant shall provide evidence to the Town of Apple Valley that impacts to 1.9 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 the Mohave River Watershed Mitigation Bank at a minimum 2:1 ratio. In addition, and also prior to issuance of grading permits, the Project Applicant shall provide the Town with a copy of the Project's Section 401 Water Quality Certification from the Regional Board, Waste Discharge Order from the Regional Board, and Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW, as applicable.	Project Applicant and Project Biologist/ Town of Apple Valley Planning Department	Prior to issuance of grading permits

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	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 September 15). If work needs to take place during the nesting season for protected avian species, a pre-activity clearance survey for nesting birds shall be completed by a qualified biologist no less than fourteen (14) days prior to the onset of ground disturbance. An activity exclusion buffer zone around occupied nests shall be maintained during physical ground disturbing undertakings. Once nesting has ended, the buffer may be removed.	Property Developer or Owner/Town of Apple Valley Planning Department	Prior to ground-disturbing activities
	MM 4.3-8 Prior to the issuance of grading permits, the Property Owner/Developer shall obtain 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, and the State Desert Native Plants Act (i.e., Food and Agricultural Code 80001 et seq.).	Project Developer or Owner/Town of Apple Valley Planning Department	Prior to issuance of grading permits
	MM 4.3-9 Prior to the initiation of ground disturbing Project activities, a visual survey shall be conducted by a qualified biologist to determine presence of western Joshua tree (<i>Yucca brevifolia</i>). The biologist shall submit a report to the Town of Apple Valley to document the presence of western Joshua tree onsite. If the Project may result in take of western Joshua tree (i.e., removal, trimming, relocation, severing of roots), the Project proponent shall obtain an incidental take permit (ITP) through compliance with the Western Joshua Tree Conservation Act (Fish & G. Code, § 1927 et seq.) or through the California Endangered Species Act (Fish & G. Code, §§ 2080 & 2085). The Project Applicant or successor in interest will adhere to measures and conditions set forth within the ITP.	Project Applicant and Project Biologist/Town of Apple Valley Planning Department	Prior to ground-disturbing activities
Cultural Resources	MM 4.4-1 Prior to the issuance of a grading permit, the Project Applicant shall retain a Registered Professional Archaeologist, meeting Secretary of Interior standards, ("Project Archaeologist") subject to the approval of the Town to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited to, performing the tasks that require the need for a qualified archaeologist pursuant to Mitigation Measures MM 4.4-1 through MM 4.4-3 below. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the Project Archaeologist shall be contacted to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, any culturally-affiliated tribes shall be contacted as detailed within Mitigation Measure MM 4.14-1, regarding any pre-contact finds and be provided information	Project Applicant, Project Archaeologist, Construction Contractor/ Town of Apple Valley Planning Department	Prior to issuance of grading permit

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	after the Project Archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.		
	MM 4.4-2 If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, that includes performance standards identified in Mitigation Measure MM 4.4-3. The drafts of which shall be provided to any consulting tribes for review and comment, as detailed within Mitigation Measure MM 4.14-1. The Monitoring and Treatment Plan shall be subject to final approval by the Town of Apple Valley Planning Department. The Project Archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.	Project Archaeologist/Town of Apple Valley Planning Department	During ground- disturbing activities
	MM 4.4-3 In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the Project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with consulting tribes. The following procedures will be carried out for treatment and disposition of the discoveries: 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 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: 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. 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.	Project Archaeologist/Town of Apple Valley Planning Department	During ground- disturbing activities

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	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.		
	MM 4.4-4 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 San Bernardino County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.	Project Archaeologist, Construction Contractor/Town of Apple Valley Planning Department	During ground-disturbing activities
Geology and Soils	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 Paleontologist, Construction Contractor/Town of Apple Valley Planning Department	Prior to construction activities
	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 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. In some cases, larger fossils, such as complete skeletons or large mammal fossils, require more extensive excavation and longer	Project Applicant, Project Paleontologist/Town of Apple Valley Planning Department	Prior to ground-disturbing activities

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	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. 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. 3) Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity, and curation of fossils if necessary, the Project paleontologist shall prepare 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.		

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Transportation	MM 4.13-1 Prior to the issuance of the certificate of occupancy for each 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 Draft EIR <i>Technical Appendix K1</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: • T-11 Provide Employer-Sponsored Vanpool. Employer-sponsored vanpool service to provide groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting and reduce overall commute VMT. • T-7 Commute Trip Reduction (CTR) Marketing, to educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT, including: ○ Onsite or online commuter information services. ○ Employee transportation coordinators. ○ Onsite or online transit pass sales. ○ Guaranteed ride home service. • T-8 Ridesharing Program. ○ 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.	Project Operator or Tenant/Town Engineer	Prior to certificate of occupancy for each tenant

MITIGATION MONITORING & REPORTING PROGRAM
Lake Creek Logistics Center Project

Impact Heading	Mitigation Measure	Responsible Party/ Monitoring Party	Implementation Stage
Tribal Cultural Resources	MM 4.14-1 Any culturally-affiliated Tribes (including the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN), the Morongo Band of Mission Indians, the Kern Valley Indian Community, and/or Twenty-Nine Palms Band of Mission Indians, as determined by the NAHC) shall be contacted, as detailed in Mitigation Measure MM 4.4-1, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribe(s), and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the Tribe(s) for the remainder of the Project, should the Tribe(s) elect to place a monitor on-site.	Project Applicant, Project Archaeologist and Native American Monitor/Town of Apple Valley Planning Department	During Project Construction